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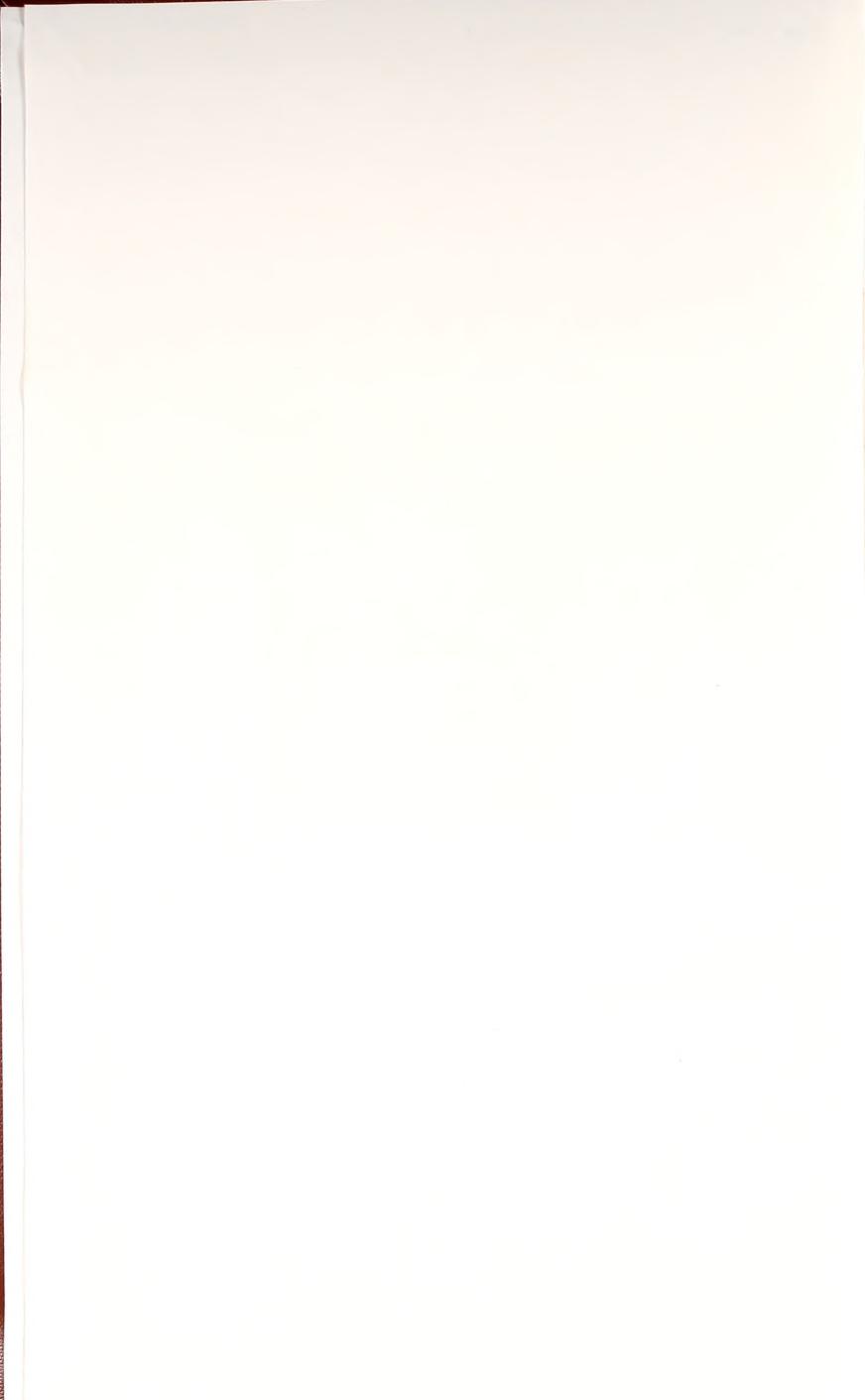
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## CALENDAR

Public Library Civic Center

Special Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Wednesday, January 5, 1982, 1:00 p.m.

Lagislative Chambers City Hall, 2nd Floor

Present: Supervisors Kennedy, Silver, Ward JUJWENTS DEP 1.

Clerk: A. Hewlett

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SAN FRANCISCO

 File 172-82-6. Hearing to consider amendment of the Housing and Building Codes to provide for a clearer definition of "hot water", and to remove criminal penalties for violation of Section 707 of the Housing Code. (Supervisors Silver, Kennedy)

ACTION:

2. File 172-82-7. Hearing to amend the Housing Code, Section 707 thereof, to provide minimum heat requirements for fifteen hours from 6:00 a.m. to 12:00 noon, and from 3:00 p.m. to 12:00 midnight. (Supervisor Kennedy)

ACTION:

 File 172-82-8. Hearing to consider revision of inspection procedures for violations of the Housing Code, and increasing penalties for repeat offenders of the Code. (Supervisor Kennedy)

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Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

## CALENDAR

Public Library Civic Center

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# Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

JAN 1 7 1983

Board of Supervisors City and County of San Francisco SAN FRANCISCO PURLIC LIDRARY

Tuesday, January 18, 1983, 2:00 p.m.

Room 228, City Hall

present: Supervisors Kopp, Kennedy, Silver

Clerk: C. Owens, Clerk

(NOTE: The following four items were rereferred to Committee by the Board with pending motions to amend.)

1. File 172-82-6. [Housing and Development] Ordinance amending the Housing Code, by amending Section 503.1.C thereof, to provide for minimum hot water requirements in residential hotels. (Supervisors Silver, Kennedy)

ACTION:

2. File 172-82-7. [Housing and Developlment] Ordinance amending the Housing Code, by amending Section 707 thereof, to provide heat requirements in dwelling units and guest rooms; excepting certain transient hotels. (Supervisor Kennedy)

ACTION:

3. File 172-82-7.1. [Findings] Resolution of finding by the Board of Supervisors of the City and County of San Frncisco that Section 707 of Part II,m Chapter XII, San Francisco Municipal Code (Housing Code), as modified by ordinance in File 172-82-7, relating to minimum heat requirements for dwelling units and guest rooms in residential H and I occupancies, contains such modifications in the requirements adopted in the California Administrative Code, Title 25, Housing Law and Earthquake Protection, Article 5, Section 61, regarding heating, as are reasonably necessary of local conditions.

ACTION:

4. File 172-82-10. [Housing and Development] Ordinance amending the Housing Code, by adding Sections 306.A and 306.B thereto, providing for penalty for violation of Section 707 of the Housing Code by apartments and hotels, and creating a presumption for failure to comply with a notice or order to correct such violation. (Supervisor Kennedy)

ACTION:

5. File 152-82-5. Hearing to consider urging the California Public Utilities Commission and the Pacific Gas & Electric Company to allow for a change in category of residential hotels from commercial to residential to enable them to be eligible for life-line rates. (Supervisor Silver)

6. File 68-82-31. [Grant Funds] Resolution authorizing the Mayor to apply for, accept and expend grant funds in an amount up to \$30,000 from the Economic Development Administration for economic development planning activities. (Mayor)

STATUS:

7. File 267-81-5 [Permits - City Planning] Ordinance temporarily prohibiting approval of permits for establishment of financial institutions on those blocks bounded by Mason Street on the west, Lombard Street on the north, Grant Avenue on the east, and Broadway on the south, for a period of twelve months; providing for definition and a severability clause. (Supervisor Molinari)

(Interim controls expire on March 1, 1983.)

ACTION:

8. File 420-80-3 [Subdivision Code] Ordinance amending Section 1396, Subdivision Code, concerning annual limitation on conversions, to exempt proposed conversion of non-residential property to residential condominiums. (Supervisor Ward)

ACTION

9. File 438-82. [Trustee Sales of Property] Resolution memorializing the Governor of the State of California to implement an immediate moratorium of 90 to 120 days on trustee sales of property, when such property is the primary residence of the trustor. (Supervisor Ward)

ACTION:

10. File 109-82-10. (Rent Increases) Ordinance amending the Administrative Code by amending Section 37.3 thereof, to provide that annual rent increases be decreased by any tax reductions received by landlords. (Supervisor Kopp)

ACTION:

11. File 93-82-4. [City Planning Code] Ordinance amending the City Planning Code by amending Section 1012 thereof, to provide for decreasing filing fees for landmark designation applications and to repeal application fees for historic district designation applications. (Supervisor Hongisto)

(Continued from December 21, 1982.)

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CALENDAR

Public Library Civic Center

#### SPECIAL MEETING

## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, February 1, 1983 - 11:00 AM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 172-82-10 [Housing and Development] Ordinance amending the S. F. Municipal Code by amending Part II, Chapter XII (Housing Code) by adding Sections 306.A., 306.B. and 306.C. thereto, providing for criminal and civil penalties for violation of Section 707 of the Housing Code and creating a presumption in civil cases for failure to comply with administrative notice or order. (Supervisor Kennedy)

ACTION:

2. File 172-82-5 [Civil Penalties] Ordinance amending the S.F. Municipal Code by Amending Part II, Chapter XII (Housing Code), by adding Section 306.A. thereto, providing civil penalties for violation of Section 707 of the Housing Code. (Supervisor Silver)

ACTION:

3. <u>File 172-82-6.1</u> Hearing to consider removal of criminal penalties for violation of Section 707 of the Housing Code. (Supervisor Silver)

ACTION:

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Soard of Supervisors
235 City Hall

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Public Library Civic Center

#### SPECIAL MEETING

## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, February 8, 1983 - 2:00 PM

Chambers, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 172-82-12 (Housing and Redevelopment). Ordinance amending the San Francisco Municipal Code by amending Part II, Chapter XII (Housing Code) by amending Section 707 thereof and adding Section 707.A thereto providing for minimum heat requirements in apartment houses and transient hotels. (Supervisor Kennedy)

ACTION:

File 172--82-12.1 (Housing & Development) Resolution of findings by the Board of Supervisors of the City & County of San Francisco that Sections 707 and 707.A of Part II, Chpater XII, San Francisco Municipal Code (Housing Code), as amended by Ordinance No. \_\_\_\_\_-83, relating to minimum heat requirements for apartment houses and transient hotels contain such modifications of the requirements as adopted in the Calif. Adm. Code, Title 25, Housing Law & Earthquake Protection, Article 5, Sec. 61, regarding heating, as are reasonably necessary because of local conditions. (City Atty

ACTION:

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Planning, Housing & Development Cmte. 30ard of Supervisors 435 City Hall 5an Francisco 94102

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## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE FEB 1 0 1983

Board of Supervisors City and County of San Francisco SAN FRANCISCO PURLIC LIRRARY

Tuesday, February 15, 1983 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

 File 432-80 [City Planning Code] Ordinance amending the City Planning Code by amending Section 175 thereof, to provide for a moratorium on new office construction in downtown San Francisco; disapproving action of City Planning Commission. (City Atty.)

(Rereferred to Cmte. 6/7/82)

ACTION:

2. File 93-82-4 [City Planning Code] Ordinance amending the City Planning Code by amending Section 1012 thereof, to provide for decreasing filing fees for landmark designation applications and to repeal application fees for historic district designation applications. (Supervisor Hongisto)

(Cont. from 1/18/83)

ACTION:

3. File 162-83-1.2 (Special Use District) Ordinance amending Sections 242.2 through 242.10, inclusive, Part II, Chapter II, City Planning Code, to extend special use controls for an additional one-year period. (City Planning) COMPANION TO THE FOLLOWING ITEM

ACTION:

4. File 162-83-1.1 (Environmental Review) Resolution adopting final negative declaration, finding and determining that extension of the interim neighborhood commercial special use district will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE PRECEDING ITEM

ACTION:

5. File 109-82-9 [Rent Arbitration] Ordinance amending the Administrative Code by amending Sections 37.2 and 37.8 to subject RAP rental units in RAP areas designated on or after July 1, 1977 to vacancy decontrol consistent with the residential rent stabilization and arbitration ordinance. (City Atty) (COMPANION TO FOLLOWING ITEM)

ACTION:

6. File 113-82-4 [RAP Rent Limitations] Ordinance amending the Administrative Code by amending Sections 32.69, 32.73-1 and 32.73-2 to subject RAP rental units in said areas to vacancy decontrol consistent with the residential rent stabilization and arbitration ordinance (City Atty) (COMPANION TO PRECEDING ITEM)

ACTION:

7. File 109-82-10 [Rent Increases] Ordinance amending the Administrative Code by amending Section 37.3 thereof, to provide that annual rent increases be decreased by any tax reductions received by landlords. (Supervisor Kopp)

Planning, Housing & Development Cmte. 30ard of Supervisors 235 City Hall 5an Francisco 94102

19. File 135-83 Hearing to consider the number of units now vacant in public housing facilities and the amount of work and cost necessary to rehabilitate the units. (Supervisor Nelder)

ACTION:

20. File 152-82-5 Hearing to consider urging the California Public Utilities Commission and the Pacific Gas & Electric Company to allow for a change in category of residential hotels from commercial to residential to enable them to be eligible for lifeline rates. (Supervisor Silver)

(Cont. from 1/18/83)

ACTION:

21. File 374-82 Hearing to review provisions of Administrative Code, Chapter 40, Housing Code Enforcement Loan Program. (Clerk of the Board)

(Cont. from 12/21/82)

ACTION:

22. File 149-83. Hearing to determine what controls are in effect and what controls can be adopted in relation to 24-hour operations of businesses open after 10 PM in residential districts to establish quidelines. (Supervisor Nelder)

ACTION:

23. File 151-83. Hearing to consider requiring residential hotels to weatherstrip all operable windows and doors as a heat conservation measure. (Supervisor Silver)

ACTION:

24. File 172-82-11. Hearing to memorialize the Cal. Legislature to amend its standard on heat in hotel residences to be maintained at 70 degrees for 24 hours each day by changing it to 68 degrees for two periods each of five and one-half hours; a total of eleven hours a day. (Supervisor Silver)

ACTION:

NOTE: It is the intention of the Chair to entertain a motion to "Table" the following items:

25. File 123-82-1 Hearing to consider areas relating to Temporary Emergency Housing. (Supervisor Ward)

(Cont. from 11/23/82)

ACTION:

26. File 420-80-3 [Subdivision Code] Ordinance amending Section 1396, Subdivision Code, concerning annual limitation on conversions, to exempt proposed conversion of non-residential property to residential condominiums. (Supervisor Ward)

(Cont. from 1/18/83)

ACTION:

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8. File 90-82-15 [Landmarks] Ordinance amending the City Planning Code by adding Appendix D, designating the Northeast Waterfront Historic District. (City Planning)

(Cont. from 12/21/82)

ACTION:

9. File 90-83-1 [Landmarks] Ordinance designating the Kohl Building, at 400 Montgomery Street, as a landmark. (City Planning)

ACTION:

10. File 90-83-2 [Landmarks] Ordinance designating the Hobart Building, at 582-592 Market Street, as a landmark. (City Planning)

ACTION:

11. File 90-83-3 [Landmarks] Ordinance designating the Royal Globe Insurance Company building, at 201 Sansome Street, as a landmark. (City Planning)

ACTION:

12. File 90-83-4 [Landmarks] Ordinance designating the Sharon Building, at 39-63 New Montgomery Street, as a landmark. (City Planning)

ACTION:

13. File 90-83-5 [Landmarks] Ordinance designating the Gaylord Hotel, at 620 Jones Street, as a landmark. (City Planning)

ACTION:

14. File 438-82 [Trustee Sales of Property] Resolution memorializing the Governor of the State of California to implement an immediate moratorium of 90 to 120 days on trustee sales of property, when such property is the primary residence of the trustor. (Supervisor Ward)

(Cont. from 1/18/83)

ACTION:

15. File 93-82-5 Hearing to amend the City Planning Code, Section 302(e), to establish hearing procedure on any application to rezone property in the City and County. (Supervisor Kopp)

ACTION:

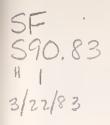
16. File 109-82-6 Hearing to consider amending Chapter 32,
Administrative Code, to provide certain loans for Upper Ashbury RAP
area be subject to certain provisions of Chapter 37, Administrative
Code. (PHD Cmte. 5/18/82)

ACTION:

17. File 113-82-3 Hearing to consider affording tenants in the Upper Ashbury RAP area with rent increase limitation protection pursuant to Section 37.3, Administrative Code. (PHD Cmte. 5/18/82)

ACTION:

18. File 123-82-2 Hearing to consider conditions in public housing under jurisdiction of Housing Authority, especially with relation to garbage, leaking ceilings, unworkable plumbing and possible means of obtaining repairs, and the Health Department's power to require improvements and enforce liveable conditions in those units. (Supervisor Nelder)



## CALENDAR

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# RESCHEDULED MEETING (From 3/15/83)

MAR 22 1983

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE SAN FRANCISCO

Board of Supervisors City and County of San Francisco

Tuesday, March 22, 1983 - 2:30 PM

Chambers, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 432-80 [City Planning Code] Ordinance amending the City Planning Code by amending Section 175 thereof, to provide for a moratorium on new office construction in downtown San Francisco; disapproving action of City Planning Commission. (City Atty.)

(Cont. from 2/15/83)

#### ACTION:

2. File 194-81-4.1 Communication requesting release of \$165,705 placed in reserve by the Planning, Housing & Development Cmte. on October 21, 1981, for construction costs in connection with the Comprehensive Downtown Transportation Systems Mgmt. Program. (City Planning)

#### ACTION:

3. File 90-82-15 [Landmarks] Ordinance amending the City Planning Code by adding Appendix D, designating the Northeast Waterfront Historic District. (City Planning)

(Cont. from 2/15/83)

### ACTION:

4. File 438-82 [Trustee Sales of Property] Resolution memorializing the Governor of the State of California to implement an immediate moratorium of 90 to 120 days on trustee sales of property, when such property is the primary residence of the trustor. (Supervisor Ward)

(Cont. from 2/15/83)

#### ACTION:

5. File 113-82-3 Hearing to consider affording tenants in the Upper Ashbury RAP area with rent increase limitation protection pursuant to Section 37.3, Administrative Code. (PHD Cmte. 5/18/82)

(Cont. from 2/15/83)

#### ACTION:

6. File 109-83-1 (Landlord/Tenant) Ordinance amending the Administrative Code by adding Chapter 37A thereto to provide that landlords pay interest on security deposits for residential property. (Supervisor Walker)

(Calendared for the purpose of "tabling" at request of sponsor; superceded by the following item)

Nanning, Housing & Development Cnte. Mard of Supervisors MS City Hall Mn Francisco 94102 ,40,83

Public Library Civic Center

# DUSING AND DEVELOPMENT COMMITTEE SAN FRANCISCO

Board of Supervisors and County of San Francisco

Tuesday, April 19, 1983 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

File 429-82-1 Hearing to consider the proposed new development known as the Mission Bay Project. (Supervisors Walker, Silver)

(Cont. from 3/22/83)

ACTION:

2. File 114-83-2 Hearing to consider amending Secs. 2506 and 2507 of the Housing Code regarding solar istallations. (Supervisor Silver)

ACTION:

File 194-81-4.1 Communication requesting release of \$165,705 placed in reserve by the Planning, Housing & Development Cmte. on October 21, 1981, for construction costs in connection with the Comprehensive Downtown Transportation Systems Mgmt. Program. (City Planning)

(Cont. from 3/22/83)

ACTION:

File 114-83-1 (Energy Conservation) Ordinance amending Part II, Chapter VIII (Building Code) of the S.F. Municipal Code by adding Article 51.5 imposing energy conservation standards for new buildings or occupancies H and I (Residential Buildings) except apartment houses with four or more habitable stories, hotels and motels and adopting by reference the following codes, or portions thereof: Title 24, Cal. Adm. Code, Part 2, Sec. 2-5302; Secs. 2-5306, and 2-5307 of Part 2, Title 24, Cal. Adm. Code; Table 8 of the 1981 ASHRAE Handbook of Fundamentals; ANSI/AAMA 302.9--1977, 402.9--1977, 1002.10--1980, 1102.7--1977; ANSI/NWMA I.S.1-80, I.S. 2--80, I.S.3--70, I.S.5--73, I.S.610--79; FHDA/7--79; ASTM E774--81; Title 24, Cal. Adm. Code, Part 4, Chap. 10; Cal. Adm. Code, Title 20, Secs. 1603 and 1604(d); 42 Fed. Register 20147-20180; ASHRAE Recommended Outdoor Design Temperatures, Northern Cal., 1977; and ANSI Z21.56--1979. (Supervisors Silver, Britt, Maher, Ward)

(Copies of the primary codes are on file with the Clerk of the Board, in File No. 114-83-1, and are open to public inspection.)

#### ACTION:

File 36-82-22 [Zoning Change] Ordinance adopting changes in property use classification as an amendment to the Zoing Map of the City and County of San Francisco (2155 MISSION STREET, FROM C-2 TO C-M DISTRICT). (City Planning)

#### ACTION:

File 36-83-1.2 (Zoning Change) Ordinance adopting changes in 6. property use classification as an amendment to the Zoning Map of the City and County of San Francisco (1876-98 GREEN ST. FROM RH-2 TO RH-3 DISTRICT). (City Planning) COMPANION TO FOLLOWING ITEM

#### ACTION:

File 36-83-1.1 (Zoning Change) Resolution adopting final negative declaration, finding and determining that reclassification of property at 1876-98 Green St. from RH-2 to RH-3 Dist. will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO PRECEDING ITEM

7. File 109-83-3 [Interest on Security Deposits] Ordinance adding Chapter 37-A to the Adm. Code to provide that landlords pay interest on security deposits for residential property. (Supervisor Walker)

ACTION:

8. File 429-82-1 Hearing to consider the proposed new development known as the Mission Bay Project. (Supervisors Walker, Silver)

ACTION:

9. File 159-83 Hearing to consider construction of the Fisherman's Wharf breakwater. (Supervisor Walker)

ACTION:

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Planning, Housing & Development Cate. Board of Supervisors 235 City Hall San Francisco 94102 SF S10,83 Calcular

Public Library Civic Center

## SPECIAL MEETING

PLANNING, HOUSING & DEVELOPMENT CORPERTED

Board of Supervisors
City & County of San Francisco

Friday, May 6, 1983 - 2:00 PM

Legislative Chambers

City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. Hearing to consider extending the moratorium on financial institutions on Clement Street between Arguello Boulevard and Funston Avenue. (Supervisor Molinari)

(Consideration continued from April 19, 1983)

ACTION:

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MAY 3 1983

SAN FRANCISCO PURLIC LIBRARY 8. File 36-83-2 (Zoning Change) Ordinance adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco (47TH AVE. BETWEEN ANZA ST. AND SUTRO HEIGHTS AVE. FROM RH-2 TO RH-1 DISTRICT). (City Planning)

ACTION:

9. File 93-82-5 [Interim Controls] Ordinance amending Part II, Chapter II, S.F. Municipal Code (City Planning Code) by amending Sections 302 and 306.6 relating to initiation of amendments and imposition of interim controls. (Supervisor Kopp)

(3/28/83 - Rereferred to Cmte.)

ACTION:

10. File 113-83-2 Communication submitting Annual Report on operation of Residential Hotel Conversion and Demolition Ord. (City Planning)

ACTION:

11. File 68-83-5 Resolution authorizing the Mayor to expend funds for the Merchandising Methods, Inc., Urban Development Action Grant. (Mayor)

ACTION:

12. File 149-82 [Permits - City Planning] Ordinance prohibiting approval of permits for establishment and operation of amusements, places of entertainment, dance halls, cabarets, restaurants, financial institutions, hotels and bath houses on those twenty-two blocks bounded on the east by the west side of Larkin St., on the west by the east side of Van Ness Ave., on the north by Broadway, and on the south by the north side of Geary St. for twelve months; providing for definitions and a severability clause. (Supervisor Molinari)

ACTION:

13. File 149-82-3 [Permits - City Planning] Ordinance prohibiting establishment of financial institutions on those blocks on Clement St., between Arguello Blvd. and Funston Ave. for a period of twelve months; providing for definition and a severability clause. (Supervisor Molinari)

ACTION:

14. File 159-83 Hearing to consider construction of the Fisherman's Wharf breakwater. (Supervisor Walker)

(Cont. from 3/22/83)

ACTION:

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#### PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday \_\_May 17, 1983 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

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- File 109-83-3 (Interest on Security Deposits) Ordinance adding Chapter 37-A to the Administrative Code to provide that landlords pay interest on security deposits for residential property. (Supervisors Walker, Silver, Maher)
  - (Rereferred to Committee 5/2/83)

ACTION: RECOMMENDED AS AMENDED.

2. File 429-82-1 Hearing to consider the proposed new development known as the Mission Bay Project. (Supervisors Walker, Silver)

(Continued from 4/19/83)

ACTION: FILED.

- 2A. File 260-83-2 (From Addendum Calendar)
- 3. File 114-83-1 (Energy Conservation) Ordinance amending Part II, Chapter VIII (Building Code) of the S.F. Municipal Code by adding Article 51.5 imposing energy conservation standards for new buildings or occupancies H and I (Residential Buildings) except apartment houses with four or more habitable stories, hotels and motels and adopting by reference the following codes, or portions thereof: Title 24, Cal. Adm. Code, Part 2, Sec. 2-5302; Secs. 2-5306, and 2-5307 of Part 2, Title 24, Cal. Adm. Code; Table 8 of the 1981 ASHRAE Handbook of Fundamentals; ANSI/AAMA 302.9-1977, 402.9-1977, 1002.10-1980, 1102.7-1977; ANSI/NNMA I.S.1-80, I.S. 2-80, I.S.3-70, I.S.5-73, I.S.610-79; FHDA/7-79; ASTM E774-81; Title 24, Cal. Adm. Code, Part 4, Chap. 10; Cal. Adm. Code, Title 20, Secs. 1603 and 1604(d); 42 Fed. Register 20147-20180; ASHRAE Recommended Outdoor Design Temperatures, Northern Cal., 1977; and ANSI 221.56-1979. (Supervisors Silver, Britt, Maher, Ward)

(Copies of the primary code being considered for adoption are on file with the Clerk of the Board, in File No. 114-83-1, and are open to public inspection.)

(Continued from 4/19/83)

ACTION: TABLED.

NOTE: It is the intention of the Chair to entertain a motion to "table" the following item:

4. File 36-83-2 (Zoning Change 82.2392) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County. (47th Ave., entire frontage west side between Anza St. and Sutro Heights Ave.) Assessors Block 1590, Lots 1 thru 7, 7A & 7B) (City Planning)

(Rereferred to Committee 5/2/83)

ACTION: RECOMMENDED.

5. File 93-82-6 [Planned Unit Development] Ordinance amending City Planning Code by amending section 304, relating to planned unit development, to restrict its use to residential developments. (Supervisor Britt)

ACTION: CONTINUED TO AUGUST 12, 1983.



6. File 432-80 [City Planning Code] Ordinance amending the City Planning Code by amending Section 175 thereof, to provide for a moratorium on new office construction in downtown San Francisco; disapproving action of City Planning Commission. (City Atty.)

(Continued from 3/22/83)

ACTION: TABLED.

7. File 267-81-2 (Permits - City Planning) Ordinance temporarily promibiting the approval of permits for establishment of financial institutions in the Chinatown Core area for a period of six months. (Supervisor Molinari)

ACTION: CONTINUED TO AUGUST 16, 1983.

8. File 90-83-2 (Landmarks) Ordinance designating the Hobart Building (582-592 Market St.) as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

(Rereferred to Committee 4/4/83)

ACTION: RECOMMENDED.

9. File 90-83-4 (Landmarks) Ordinance designating the Sharon Building (39-63 New Montgomery St.) as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

(Rereferred to Committee 4/4/83)

ACTION: RECOMMENDED.

10. File 12-83-21 (State Legislation) Resolution memorializing the State Legislature to oppose enactment of AB 965, providing exclusive procedures by which local government entities may adopt rent control measures. (Supervisors Walker, Kennedy)

ACTION: RECOMMENDED.

ll. File 114-83-2 Hearing to consider amending Section 2708 of the Building Code regarding solar installations. (Supervisor Silver)

(Continued from 4/19/83)

ACTION: FILED.

12. File 214-83 Hearing to review the total design plan for the northeast waterfront, as adopted by Board Resolution No. 446-80, to determine whether current conditions require modifications in that plan. (Supervisor Renne)

ACTION: FILED.

13. File 219-83 Hearing to determine status of Wisconsin St. Site Project on Potrero Hill. (Supervisor Silver)

ACTION: HEARING HELD. FILED.

Planning, Housing & Development Cate. Board of Supervisors 235 City Hall San Francisco 94102



### ADDENDUM CALENDAR

## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, May 17, 1983 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

2A. File 260-83-2 Resolution establishing a citizens advisory committee concerning the Southern Pacific Land Development Co. development proposals for Mission Bay. (Supervisors Walker, Britt, Hongisto, Kennedy, Maher, Molinari, Renne, Ward)

ACTION: RECOMMENDED AS AMENDED. (Title to remain same)

NOTE: It is the intention of the Chair to entertain a motion to "table" the following item:

14. File 93-82-3.2 (Housing) Ordinance amending Part II, Chapter II, Municipal Code (City Planning Code) by amending Section 207 and adding Section 207.2 to permit one additional dwelling unit in an owner-occupied single-family structure.

(Amendment of the Whole presented in Board May 9, 1983, by Supervisor Silver)

ACTION: AMENDMENT OF THE WHOLE SEVERED (renumbered 93-82-3.3)
AND CONTINUED TO CALL OF THE CHAIR.

FILE 93-82-3.2 TABLED.



Public Library Civic Center

DOCUMENTS DEPT.

## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

JUN 1 6 1983

Board o Supervisors
City and County of San Francisco

SAN FRANCISCO PURLIC LIRRARY

Tuesday, June 21, 1983 - 2:00 PM

Chambers, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 296-83 Hearing to consider the development of the Yerba Buena School site as a permanent parking facility to be developed and operated by the San Francisco Parking Authority. (Supervisor Hongisto)

ACTION:

2. File 68-83-11 (Funds - Federal) Resolution authorizing the Mayor to apply for, accept and expend up to \$41,000 from Economic Development Administration for economic development planning activities. (Mayor)

ACTION:

3. File 109-83-2 (Rent Ordinance) Ordinance amending the Administrative Code by amending Sec. 37.9 thereof to provide that landlords may evict caretakers. (Supervisor Renne)

ACTION:

4. File 299-83 (Zoning Text Change, 83.185T) Ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by amending Section 126(e)3 thereof to extend the interim period of time for limit to C-3 zoning district development bonuses adopted under ordinance No. 19-83 from September 1, 1983 to May 1, 1984 (City Planning)

ACTION:

5. File 36-83-3.2 (Zoning Change) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco (3043 - 16th St. from P and C-M to RC-3 District). (City Planning) (Companion to the following item)

ACTION:

final negative declaration, finding and determining that reclassification of property at 3043 - 16th St. will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) (Companion to the preceding item.)

ACTION:

7. File 172-82-11 (Legislation - State) Resolution memorializing the Commission of Housing and Community Development to amend Section 61 of Title 25 of the Calif. Administrative Code to reduce daily minimum heating standards for dwelling units and guest rooms used or offered for rent or lease. (Supervisor Silver)

ACTION:

8. File 109-83-4 Hearing to consider extending the 5% security deposit refunds to commercial properties. (Supervisor Ward)



achors like. CALENDAR JUL 8 1983 PLANNING, HOUSING AND DEVELOPMENT COMMITTEE SAN FRANCISCO PHREJO FIRRARY 4/30/63 Board of Supervisors City and County of San Francisco Thursday, June 30, 1983 - 2:00 PM Room 2-C, Basement City Hall Present: Supervisors Kopo, Kennedy, Silver Clerk : Charles Owens File 296-83 Hearing to consider the development of the Yerba Buena School site as a oermanent oarking facility to be developed and operated by the San Francisco Parking Authority. (Supervisor Hongisto) ACTION: See Note (1) on Page 2 File 68-83-11 (Funds - Federal) Resolution authorizing the 2. Mayor to apply for, accept and expend up to \$41,000 from Economic Development Administration for economic development planning activities. (Mayor) ACTION: Recommended File 109-83-2 (Rent Ordinance) Ordinance amending the Administrative Code by amending Sec. 37.9 thereof to provide 3. that landlords may evict caretakers. (Supervisor Renne) ACTION: Cont. to 7/19/83 as amended, with pending motion to further amended File 299-83 (Zoning Text Change, 83.185T) Ordinance amending 4. Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by amending Section 126(e)3 thereof to extend the interim period of time for limit to C-3 zoning district development bonuses adopted under ordinance No. 19-83 from September 1, 1983 to May 1, 1984. (City Planning) ACTION: Recommended File 36-83-3.2 (Zoning Change) Ordinance adopting changes in 5. property use classification as an amendment to the Zoning Map of the City and County of San Francisco (3043 - 16th St. from P and C-M to RC-3 District). (City Planning) (Companion to the following item) ACTION: Recommended File 35-83-3.1 (Environmental Review) Resolution adopting 5. final negative declaration, finding and determining that reclassification of property at 3043 - 16th St. will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) (Companion to the preceding item.) ACTION: Recommended File 172-82-11 (Legislation - State) Resolution memorializing the Commission of Housing and Community Development to amend 7.

7. File 172-82-11 (Legislation - State) Resolution memorializing the Commission of Housing and Community Development to amend Section 61 of Title 25 of the Calif. Administrative Code to reduce daily minimum heating standards for dwelling units and guest rooms used or offered for rent or lease. (Supervisor Silver)

ACTION: Recommended as amended (see file for detail)

3. File 109-83-4 Hearing to consider extending the 5% security deposit refunds to commercial properties. (Supervisor Ward)

ACTION: Cont. to Call of the Chair

9. File 126-83-1 Hearing to determine whether the enforcement provisions of the Subdivision Code, as prescribed by City Planning Commission Resolution 9081, have been or are being adhered to by developers of the Goldmine Hill Apartments, and to further determine which agency is responsible for enforcement of said provisions. (Supervisor Kennedy)

ACTION:

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anning, Housing & Development Cmte. ard of Supervisors 5 City Hall n Francisco 94102 Pile 125-83-1 Hearing to determine whether the enforcement provisions of the Subdivision Code, as prescribed by City Planning Commission Resolution 9081, have been or are being adhered to by developers of the Goldmine Will Apartments, and to Surther determine which agency is responsible for enforcement of said provisions. (Supervisor Kennedy)

ACTION: Hearing held; filed

#### ADDENDUM

Part II, Chapter I (Building Standards Code) Ordinance repealing Part II, Chapter I (Building Code), Part II, Chapter III (Electrical Code), Part II, Chapter IV (Fire Code), Part II, Chapter VII (Plumbing Code), and Part II, Chapter XII (Nousing Code) of the San Francisco Municipal Code in their entirety; and adopting the Uniform Fire Code and the State Building Standards Code and all the rules and regulations promulgated thereto pursuant to Secs. 17921 and 17922 of the Health and Safety Code in their entirety. (Supervisor Kopp)

Cont. to 7/19/83; schedule at beginning of calendar; list of signed-up speakers desiring to speak 7/19/83 is in the file.

File 151-83-1 (Residential Hotels) Ordinance amending the Administrative Code by amending Chapter 41 thereof revising definitions, notice requirements, reporting requirements, time limits, exemptions and penalties of the residential hotel unit conversion and demolition ordinance. (Supervisors Britt, Ward, Silver)

ACTION: Recommended; Resolution of Negative Declaration forthcoming from City Planning Dept. as prepared in and reported out of Cmte. in File 151-83-1.1 entitled (see Note (11) below) -

#### NOTES:

- (1) Hearing held; Resolution prepared in and reported out of Cmte entitled URGING THE BOARD OF EDUCATION TO EFFECTUATE AN AGREEMENT BY LEASE OR OTHERWISE TO USE THE YERBA BUENA SCHOOL SITE FOR PARKING EITHER IN ITS ENTIRETY OR AT LEAST 75% THEREOF UNDER CONDITIONS PROHIBITING EVENING USAGE OF SUCH SITE FOR ANY COMMERCIAL PURPOSE; recommended; Supv. Silver dissenting.
- (11) File 151-83-1/Resolution adopting final negative declaration, finding and determining that amendment of the Administrative Code concerning residential hotel unit conversion and demolition ordinance will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration.

Planning, Housing & Development Cmte.
Board of Supervisors
235 City Hall
San Francisco 94102

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## CALENDAR

DOCUMENTS DEPT.

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

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Board of Supervisors City and County of San Francisco SAN FRANCISCO PUBLIC LIBRARY

Tuesday, July 19, 1983 - 2:00 p.m.

City Hall, Room 228

Present: Supervisors Kopp, Kennedy, Silver

Acting Clerk: Greg Hobson

1. File 114-83-3. [State Building Standards Code] Ordinance repealing Part II, Chapter I (Building Code), Part II, Chapter III (Electrical Code), Part II, Chapter IV (Fire Code), Part II, Chapter VII (Plumbing Code), and Part II, Chapter SII (Housing Code) of the San Francisco Municipal Code in their entirety; and adopting the Uniform Fire Code and the State Building Standards Code and all the rules and regulations promulgated thereto pursuant to Sections 17921 and 17922 of the Health and Safety Code in their entirety. (Kopp)

ACTION:

2. File 109-83-2. [Rent Ordinance] Ordinance amending the Administrative Code by amending Section 37.9 thereof to provide that landlords may evict caretakers. (Renne)

ACTION:

3. File 303-83. Hearing to consider the plan in progress to change all street lights in San Francisco as part of the energy conservation program. (Renne)

ACTION:

4. File 36-83-4.1. [Zoning Map Amendment, 82.106B]
Resolution adopting Final Negative Declaration, finding and determining that abolition of a legislated set-back line on Hamerton Avenue will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

ACTION:

5. File 36-83-4.2. [Zoning Map Amendment, 82.106B] Ordinance abolishing a set-back line on Hamerton Avenue as an amendment to the Zoning Map of the City and County. (City Planning)



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SAN FRANCISCO

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, August 16, 1983 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 109-83-6 (Rent Board) Ordinance amending Sections 37.2, 37.3, 37.7, 37.8 and 37.9 of Administrative Code, to provide that the certification of capital improvements, rehabilitation and energy conservation measures be transferred from Real Estate Department to the Residential Rent Stabilization and Arbitration Board, and authorizing said Board to establish a filing fee, hire an estimator, and conduct certification hearings; providing further for an extension of time for the mailing of hearing officer findings, and for a modification of the definition of capital improvements. (Ward)

ACTION: Recommended; Supv. Kopp absent

2. File 162-83-2.1 (Environmental Review) Resolution adopting final negative declaration, finding and determining that reclassification of property located at the north and south frontages of Ocean Avenue, between Faxon Avenue and Manor Drive, will have no significant impact on the environment, and adopting and incorporating findings of the final negative declaration. (Silver) COMPANION TO THE FOLLOWING TWO FILES

ACTION: Recommended; Supv. Kopp absent

File 162-83-2.2 [Zoning Map Change] Ordinance adopting changes in property on Ocean Avenue, both north and south frontages between Manor Drive and Faxon Avenue, from C-2 District to C-2 with Ocean Avenue Affordable Housing Special Use District) (Silver) COMPANION TO THE PRECEDING FILE.

ACTION: Recommended; Supv. Kopp absent

4. File 162-83-2.3 [Zoning Text Change] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 243 thereof to provide for an Ocean Avenue Affordable Housing Special Use District in which there would be a density Bonus with Conditional use authorization and certifying review of the Negative Declaration of the Department of City Planning. (Silver) COMPANION TO THE PRECEDING FILE

ACTION: Recommended; Supv. Kopp absent

5. File 162-83-3.1 [Environmental Review] Resolution adopting final negative declaration, finding and determining that reclassification of property located at Monterey Boulevard, east of Ridgewood Avenue, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Silver) COMPANION TO THE FOLLOWING TWO FILES

ACTION: Recommended; Supv. Kopp absent

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Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

Public Library Civic Center

6. File 162-83-3.2 [Zoning Map Change] Ordinance adopting changes in property use classification on northeast and southeast intersection of Monterey Boulevard and Ridgewood Avenue from RM-1 and C-1 District to RM-1 and C-1 with Monterey Boulevard Affordable Housing Special Use District. (Silver) COMPANION TO THE PRECEDING ITEM

ACTION: Recommended; Supv. Kopp absent

7. File 162-83-3.3 [Zoning Text Change] Ordinance adding Section 244 to City Planning Code, to provide for a Monterey Boulevard Affordable Housing Special Use District in which there would be a density bonus with conditional use authorization. (Silver) COMPANION TO THE PRECEDING ITEM

ACTION: Recommended; Supv. Kopp absent

8. File 162-83-4.1 [Environmental Review] Resolution adopting final negative declaration, finding and determining that amendment of City Planning Code and Zoning Map to establish a Special Use District regulating conversion of residential uses to non-residential uses will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING TWO FILES

ACTION: Cont. to 9/20/83; Supv. Kopp absent

9. File 162-83-4.2 (Zoning Text Change) Ordinance adding Section 245 to City Planning Code, to provide for Hayes-Gough Special Use District in which the elimination of any dwelling unit(s) or other housing, whether through conversion to another use or through demolition (other than when required by law), shall be permitted only after authorization by the City Planning Commission as a conditional use. (City Planning) COMPANION TO THE PRECEDING ITEM

ACTION: Cont. to 9/20/83; Supv. Kopp absent

10. File 162-83-4.3 [Zoning Change] Ordinance adopting zoning map amendment, changing use classification of property generally described as west of Franklin Street, north of Market Street, south of Turn Street and bounded on the west by a line from north to south following Gough, Fulton, Octavia, Ivy, Laguna, Fell, and Octavia Streets from C-2 and C-M to C-2 and C-M with Hayes-Gough Special Use District. (City Planning) COMPANION TO THE PRECEDING ITEM

ACTION: Cont. to 9/20/83; Supv. Kopp absent

11. File 93-82-5.1 (Negative Declaration) Resolution adopting final negative declaration, finding and determining that the proposed amendment to City Planning Code Secs. 302 and 306.6 will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM.

ACTION: Cont. to 9/20/83; Supv. Kennedy absent

12. File 93-82-5 (Planning Code) Ordinance amending Part II,
Chapter II, Municipal Code (City Planning Code) by amending
Secs. 302 and 306.6 relating to initiation of amendments and
imposition of interim controls. (Supervisor Kopp) COMPANION TO
THE PRECEDING ITEM

ACTION: Cont. to 9/20/83; Supv. Kennedy absent



13. File 109-83-7 [Commercial Rent Arbitration] Ordinance amending the San Francisco Administrative Code by adding Chapter 50 thereto providing that commercial lessors and lessees agree to independent arbitration of rent increase disputes where the lease includes an option to renew. (Walker)

ACTION: Cont. to 9/20/83; Supv. Kopp absent

14. File 267-81-2 [Permits - City Planning] Ordinance temporarily prohibiting the approval of permits for establishment of financial institutions in the Chinatown Core area for a period of six months. (Supervisor Molinari) INTERIM CONTROLS EXPIRE OCT. 5, 1983.

ACTION: Cont. to Call of the Chair; to be scheduled for special meeting allowing sufficient advance timing prior to expiration of interim controls on October 5, 1983; Supprior to expiration

15. File 322-83 Hearing to consider the proposed Special Use
District for two parcels of property located at the southeastern
corners of Monterey Boulevard and Ridgewood Avenue. (Nelder)

ACTION: Hearing held; filed; Supv. Kopp absent

16. File 152-82-5 Hearing to consider urging the California Public Utilities Commission and the Pacific Gas & Electric Company to allow for a change in categorty of residential hotels from commercial to residential to enable them to be eligible for lifeline rates. (Silver)

ACTION: Cont. to 9/20/83; Supv. Kopp absent

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEMS:

17. File-131-82 (Residential Hotels) DRAFT Ordinance amending the Administrative Code by amending Chapter 41 revising definition of unlawful actions and providing for additional remedies and civil penalties of the Residential Hotel Unit Conversion and Demolition Ordinance; revising renewal of hotel license and issuance of new certificate of use, extendig challenge period on annual report filing. (Supervisors Kennedy, Walker, Silver)

ACTION: Cont. to 9/20/83; Supv. Kopp absent

18. File 131-82-1 (Residential Hotels) DRAFT Ordinance amending Secs. 41.4 and 41.16 of the Administrative Code, revision definitions of hotel, interester party and conversion, and limiting seasonal conversion of residential units during the tourist season. (Supervisors Kennedy, Walker, Silver)

ACTION: Cont. to 9/20/83; Supv. Kopp absent

19. File 151-83-2 (Residential Hotel Conversion) DRAFT ordinance amending the Administrative Code, Chapter 41 revising the definitions of hotel, interested party, unlawful actions, conversions and posting; limiting seasonal conversion; providing for additional remedies and civil penalties; revising renewal and issuance of new certificate of use; extending challenge period on annual report filing; prohibiting conversion of residential hotel units to apartments; and revising one-for-one replacement requirements. (Supervisor Silver)

ACTION: Cont. to 9/20/83; Supv. Kopp absent



20. File 113-83-1 (Residential Hotels) DRAFT Ordinance amending Secs. 41.4, 41.7 41.10 and 41.16 of the Adm. Code, revising the definitions of hotel, interested party, unlawful actions, conversions and posting; limiting seasonal conversion; providing for additional remedies and civil penalties; revising renewal and issuance of new certificate of use; extending challenge period on annual report filing; prohibiting conversion of residential hotel units to apartments; and revising one-for-one replacement requirements. (Supervisor Silver)

ACTION: Cont. to 9/20/83; Supv. Kopp absent



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Public Library

SPECIAL MEETING

Civic Center

CALENDAR CALENDAR

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, September 6, 1983 - 9:00 AM

Room 228 City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 267-81-2.3 (Environmental Review) Resolution adopting final negative declaration, finding and determining that reclassification of property in the area bounded on the east by the east side of Kearny St. and the west side of Columbus Ave., on the west by the east side of Powell St., on the north by the south side of Broadway, and on the south by the north side of California St., will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING ITEM)

#### ACTION:

2. File 267-81-2 (Moratorium) Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those eighteen blocks bounded on the east by the east side of Kearny St. and the west side of Columbus Ave., on the west by the east side of Powell St., on the north by the south side of Boradway, and on the south by the north side of California St. for a period of six months; providing for definition and a severability clause. (Supervisor Molinari) (COMPANION TO THE PRECEDING ITEM)

ACTION:

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Public Library

SPECIAL MEETING

Civic Center

CALENDAR

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, September 12, 1983 - 10:00 AM

Room 228 City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

1. File 370-83 (Legislation - Federal) Ordinance memorializing the United States Department of State and the President of the United States to close the Consulate of the Union of Soviet Socialist Republics in San Francisco. (Supervisor Kopp)

ACTION:

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SAN FRANCISCO

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

> IMPORTANT HEARING NOTICE

Rubbie J action Takes CALENDAR PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of-Supervisors City and County of San Francisco Tuesday, September 20, 1983 - 2:00 PM Room 228, City Hall Present: Supervisors Kopp, Kennedy, Silver Clerk : Charles Owens IT IS ANTICIPATED THAT ITEMS 1, 2 & 3 WILL TAKE ALL AFTERNOON. THERE WILL BE A DINNER BREAK FROM 5:30 TO 7:30 PM NOTE: AFTER WHICH THE REMAINING CALENDAR ITEMS WILL BE CONSIDERED. File 114-83-3 (State Building Standards Code) Ordinance repealing Part II, Chapter I (Building Code), Part II, Chapter III (Electrical Code), Part II, Chapter IV (Fire Code), Part II, Chapter VII (Plumbing Code), and Part II, Chapter XII (Housing Code) of the San Francisco Municipal Code in their entirety; and adopting the Uniform Fire Code and the State Building Standards Code and all the rules and regulations promulgated thereto pursuant to Secs. 17921 and 17922 of the Health and Safety Code in their entirety. (Supervisor Kopp) DOCUMENTS DEPT. ACTION: For Board calendar October 24, 1983; see Note (1) at end of calendar (Negative Declaration) Resolution adopting SEP 2 6 1983 final negative declaration, finding and determining that the proposed amendment to City Planning Code Secs. 302 and 306.6 SAN FRANCISCO PUBLIC LIBRARY will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM. ACTION: Cont. to 12/20/83; Supv. Silver absent File 93-82-5 (Interim Controls) Ordinance amending Part II, Chapter II, Municipal Code (City Planning Code) by amending Secs. 302 and 306.6 relating to initiation of amendments and imposition of interim controls. (Supervisor Kopp) COMPANION TO THE PRECEDING ITEM ACTION: Cont. to 12/20/83; Supv. Silver absent; see Note (3) at end of calendar File 162-83-4.1 [Environmental Review - Hayes-Gough Special Use Dist.) Resolution adopting final negative declaration, finding and determining that amendment of City Planning Code and Zoning Map to establish a Special Use District regulating conversion of residential uses to non-residential uses will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING TWO ITEMS ACTION: Cont. to 10/18/83 File 162-83-4.2 [Zoning Text Change - Hayes-Gough Special Use Dist.) Ordinance adding Section 245 of the City Planning Code, to provide for Hayes-Gough Special Use District in which the elimination of any dwelling unit(s) or other housing, whether through conversion to another use or through demolition (other than when required by law), shall be permitted only after authorization by the City Planning Commission as a conditional use. (City Planning) COMPANION TO THE PRECEDING ITEM ACTION: Cont. to 10/18/83 File 162-83-4.3 {Zoning Change - Haves-Gough Special Use Dist.) Ordinance adopting zoning map amendment, changing use classification of property generally described as west of Franklin Street, north of Market Street, south of Turk Street and bounded on the west by a line from north to south following

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

> IMPORTANT HEARING NOTICE

Gough, Fulton, Octavia, Ivy, Laguna, Fell, and Octavia Streets from C-2 and C-M to C-2 and C-M with Hayes-Gough Special Use District. (City Planning) COMPANION TO THE PRECEDING ITEM

ACTION: Cont. to 10/18/83

7. File 36-83-6.1 (Environmental Review) Resolution adopting final environmental impact report finding and determining that reclassification of property will have no significant impact on the environment and adopting and incorporating findings of final environmental impact report (355 Buena Vista Ave. East) (City Planning) (COMPANION TO THE FOLLOWING ITEM)

ACTION: Recommended

8. File 36-83-6.2 (Zoning Change (82.3582)) Ordinance adopting zoning map amendment changing use classification of property at 355 Buena Vista Avenue East from RH-2 to RH-3 District. (City Planning) (COMPANION TO THE PRECEDING ITEM)

ACTION: Recommended

9. File 109-83-9 (Rent Board Certification Fund) Ordinance amending Sec. 10.117-19 of the Administrative Code, transferring the fund for the receipt and disbursement of the certification fees for captial improvements, rehabilitation work and energy conservation measures from the Director of Property pursuant to Chapter 37 of the Administrative Code, to the Residential Rent Stabilization and Arbitration Board and specifying purpose for which said fund may be used. (Supervisor Ward)

ACTION: Recommended

10. File 90-83-6 (Landmark) Ordinance designating the McMorry-Lagan House located at 188-198 Haight St. as a landmark. (City Planning)

ACTION: Recommended; Supv. Kennedy absent

11. File 152-82-5 (PG&E Lifeline Rates) Hearing to consider urging the California Public Utilities Commission and the Pacific Gas & Electric Company to allow for a change in categorty of residential hotels from commercial to residential to enable them to be eligible for lifeline rates. (Silver)

ACTION: See Note (11) at end of calendar; Supv. Kennedy absent

12. File 109-83-8 (Rent Ordinance) Hearing to consider amending the Residential Rent Stabilization Ordinance to provide that residents in Section 8 Housing be protected from eviction without cause as other San Francisco renters are protected. (Supervisor Silver)

ACTION: Tabled

13. File 366-83 (Gartland Apartments) Hearing to consider the site at 16th & Valencia Sts., known as the "Gartland Apartments" site, to determine the feasibility of creating a task force to work with the property owner and any developer to expedite a resolution to the impasse on development of the site. (Supervisor Maher)

ACTION: Cont. to October, 1983

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEMS:

14. File-131-82 (Residential Hotels) DRAFT Ordinance amending the Administrative Code by amending Chapter 41 revising definition of unlawful actions and providing for additional remedies and

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civil penalties of the Residential Hotel Unit Conversion and Demolition Ordinance; revising renewal of hotel license and issuance of new certificate of use, extending challenge period on annual report filing. (Supervisors Kennedy, Walker, Silver)

ACTION: Tabled

15. File 131-82-1 (Residential Hotels) DRAFT Ordinance amending Secs. 41.4 and 41.16 of the Administrative Code, revision definitions of hotel, interested party and conversion, and limiting seasonal conversion of residential units during the tourist season. - (Supervisors Kennedy, Walker, Silver)

ACTION: Tabled

16. File 151-83-2 (Residential Hotel Conversion) DRAFT ordinance amending the Administrative Code, Chapter 41 revising the definitions of hotel, interested party, unlawful actions, conversions and posting; limiting seasonal conversion; providing for additional remedies and civil penalties; revising renewal and issuance of new certificate of use; extending challenge period on annual report filing; prohibiting conversion of residential hotel units to apartments; and revising one-for-one replacement requirements. (Supervisor Silver)

ACTION: Tabled

17. File 113-83-1 (Residential Hotels) DRAFT Ordinance amending Secs. 41.4, 41.7 41.10 and 41.16 of the Adm. Code, revising the definitions of hotel, interested party, unlawful actions, conversions and posting; limiting seasonal conversion; providing for additional remedies and civil penalties; revising renewal and issuance of new certificate of use; extending challenge period on annual report filing; prohibiting conversion of residential hotel units to apartments; and revising one-for-one replacement requirements. (Supervisor Silver)

ACTION: Tabled

#### NOTES:

Ordinance

(1) Question divided into two (2)/Amendments of the Whole as follows

File 114-83-3 - Recommend Amendment of the Whole as amended prepared in and reported out of Cmte. entitled REPEALING PART II, CHAPTER 1 (BUILDING CODE) OF THE SAN FRANCISCO MUNICIPAL CODE; ADOPTING BY REFERENCE THE 1979 UNIFORM BUILDING CODE AS THE BUILDING CODE FOR SAN FRANCISCO; AND AMENDING THE UNIFORM BUILDING CODE; see file for detail

1-11-3

File 114-83-3.2 - Recommend Amendment of the Whole prepared in and reported out of Cmte. entitled ADOPTING BY REFERENCE THE 1979 UNIFORM MECHANICAL CODE AS THE MECHANICAL CODE FOR SAN FRANCISCO (PART II, CHAPTER 14).

File 114-83-3.1 - Recommend Resolution of Findings prepared in and reported out of Communication of Ending Providing Findings as to the Local Conditions REQUIRING CHANGES OF THE BUILDING CODE, THE STATE BUILDING CODE FOR RESIDENTIAL BUILDINGS, AS REQUIRED BY STATE HEALTH AND SAFETY CODE.

- (3) Cont. to December, 1983; Amendment of the Whole (second draft) prepared in and reported out of Cmte. entitled AMENDING PART II, CHAPTER II, SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE) BY AMENDING SECTIONS 302, 306.3 AND DELETING SECTION 306.6 RELATING TO INITIATION OF PERMANENT AND INFERIM AMENDMENTS TO THE CITY PLANNING CODE: also, an "alternative Amendment of the Whole prepared in and reported out of Cmte. entitled AMENDING PART II, CHAPTER II, SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE) BY AMENDING SECTIONS 302, 306.3 AND DELETING SECTION 306.6 RELATING TO INITIATION OF PERMANENT AND INTERIM AMENDMENTS TO THE CITY PLANNING CODE.
- (11) Recommended; resolution prepared in and reported out of Cmte. entitled MEMORIALIZING THE CALIFORNIA PUBLIC UTILITIES COMMISSION AND THE PACIFIC GAS AND ELECTRIC COMPANY TO ALLOW FOR A CHANGE IN CATEGORY OF RESIDENTIAL HOTELS FROM COMMERCIAL TO RESIDENTIAL TO ENABLE THEM TO BE ELIGIBLE FOR LIFELINE RATES.



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City Librarian DOCUMENTS DEPT.

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SAN FRANCISCO PUBLIC LIBRARY

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board Of Support

Board of Supervisors City and County of San Francisco

Tuesday, October 18, 1983 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Acting Clerk: Howard A. Jensen

File 162-83-4.1 [Environmental Review - Hayes-Gough Special Use 1. Dist.) Resolution adopting final negative declaration, finding and determining that amendment of City Planning Code and Zoning Map to establish a Special Use District regulating conversion of residential uses to non-residential uses will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING TWO FILES

(Cont. from 9/10/83)

ACTION: To Board with a recommended "DO NOT PASS".

2. File 162-83-4.2 [Zoning Text Change - Hayes-Gough Special Use Dist.) Ordinance adding Section 245 to the City Planning Code, to provide for Hayes-Gough Special Use District in which the elimination of any dwelling unit(s) or other housing, whether through conversion to another use or through demolition (other than when required by law), shall be permitted only after authorization by the City Planning Commission as a conditional use. (City Planning) COMPANION TO THE PRECEDING ITEM

(Cont. from 9/10/83)

ACTION: To Board with a recommended "DO NOT PASS".

3. File 162-83-4.3 [Zoning Change - Hayes-Gough Special Use Dist.) Ordinance adopting zoning map amendment, changing use classification of property generally described as west of Franklin Street, north of Market Street, south of Turk Street and bounded on the west by a line from north to south following Gough, Fulton, Octavia, Ivy, Laguna, Fell, and Octavia Streets from C-2 and C-M to C-2 and C-M with Hayes-Gough Special Use District. (City Planning) COMPANION TO THE PRECEDING ITEM

(Cont. from 9/10/83)

ACTION: To Board with a recommended "DO NOT PASS".

File 36-83-5.1 (Negative Declaration - 20-80 Hoff St.) 4. Resolution adopting final negative declaration that reclassification of property will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING ITEM)

ACTION: TABLED.

5. File 36-83-5.2 (Zoning Change - 83.115EZCZ) Ordinance adopting Zoning Map amendment changing use classification of property at 20-80 Hoff St. from 50-X to 65-A Dist. (City Planning) (COMPANION TO THE PRECEDING ITEM)

ACTION: TABLED.



- 6. File 377-83 (Coastal Permit Application Regulations) Resolution endorsing Coastal Permit Application Regulations to be used by the Department of City Planning in reviewing future Coastal Permit Applications. (City Planning)
  - 10/17/18 Substitute resolution received from City Planning entitled "Endorsing amendments to San Francisco Local Coastal Program which add a new section entitled "Coastal Development Permit Applications' and realign the proposed new trail system in the Sutro Heights Park area to the La Playa right-of-way, and direct the Clerk to transmit that program to the California Coastal Commission for full certification and to request that the Commission transfer to the City Coastal Permit Review Authority for coast zone projects except as to the Olympic Country Club property.

ACTION: RECOMMENDED "DO PASS".

7. File 68-83-18 (Application for Funds) Resolution authorizing the Mayor, on behalf of the City & County, to apply for, accept and expend loan commitments of \$100,000 from the Cal. State Dept. of Housing & Community Development, authorizing the Mayor to execute all agreements necessary to obtain these funds and approving an expenditure schedule for certain deferred payment loan fund rehabilitation activities. (Mayor)

ACTION: ADOPTED AS AMENDED (Delete "expend" clause).

- 8. File 149-82-3 (Moratorium) Ordinance prohibiting the approval of permits for the establishment of financial institutions on those blocks on Clement St. between Arguello Blvd. and Funston Ave. for a period of twelve (12) months; providing for definition and a severability clause. (INTERIM CONTROLS EXPIRE DECEMBER 15, 1983) (Supervisor Molinari)
  - ACTION: 1) File 149-82-3.3. Resolution prepared in and reported out of Cmte. (as submitted by City Planning) titled, "Adopting final Negative Declaration, finding and determining that reclassification of property will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration.

RECOMMENDED.

2) File 149-82-3. Page 2, Lines 9, 10, and 11, amended to read:

"Prior to the passage initiation of the ordinance contained in Board of Supervisors' File No. 149-82-3.1 on June 21, 1982, ((The)) the proliferation of financial institutions in this neighborhood ((has)) had contributed to ((the)) an ..."

Page 2, Lines 15, 16, 17, 18, 19 and 20 amended to read:

"((This)) Such increased pressure ((has resulted)) did, prior to initiation of such ordinance, result in higher rental and land prices for existing uses in the aforementioned area and in ((the further reduction of opportunities for new housing developments or)) reduction of ..."

RECOMMENDED "DO PASS AS AMENDED".



- 9. File 149-82-4 [Moratorium) Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments, and bars on Clement Street, between Park Presidio Boulevard and 34th Avenue for twelve months; providing for definitions and a severability clause. (INTERIM CONTROLS EXPIRE DECEMBER 15, 1983) (Supervisor Silver)
  - ACTION: 1) File 149-82-4.2. Resolution prepared in and reported out of Cmte. (as submitted by City Planning) titled, "Adopting Final Negative Declaration, finding and determining that reclassification of property will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration.

RECOMMENDED "DO PASS".

- 2) File 149-82-4. RECOMMENDED "DO PASS".
- 10. File 366-83 (Gartland Apartments) Hearing to consider the site at 16th & Valencia Sts., known as the "Gartland Apartments" site, to determine the feasibility of creating a task force to work with the property owner and any developer to expedite a resolution to the impasse on development of the site. (Supervisor Maher)

(Cont. from 9/10/83)

ACTION: HEARING HELD. FILED.

11. File 341-83 (Spcial Sign Dist.) Communication requesting a hearing on the implementation of the removal and conformity requirements of Section 609.12 of the Planning Code for Upper Market Special Sign District. (City Planning)

ACTION: REPORT MADE. FILED.

12. File 373-83 (Traffic Study - Ocean Ave/Monterey Blvd.

Corridors) Hearing to consider the parameters of a traffic study to be conducted on the Ocean Ave. and Monterey Blvd. corridors. (Supervisor Walker)

ACTION: HEARING HELD. FILED

13. File 39-83-7 (Grand Jury Report - Housing Production Program)
Hearing to consider the 1982-83 Civil Grand Jury Report on the
Housing Production Program, the Office/Housing Production
Program, Redevelopment Agency, Housing Authority and the Dept.
of City Planning (Supervisor Walker)

ACTION: CONTINUED TO CALL OF THE CHAIR.

14. File 125-83-l (Residential Hotels) Hearing to consider the provisions of Sections 707 and 707.A of the Housing Code, providing for minimum heat requirements in residential hotels to determine if adjustments should be made to allow for outside temperatures. (Supervisor Molinari)

ACTION: HEARING HELD. FILED.

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEM.

15. File 109-83-2 (Rent Ordinance) Ordinance amending the Administrative Code by amending Sec. 37.9 thereof to provide that landlords may evict caretakers. (Supervisor Renne)

(Cont. from 7/19/83)

ACTION: TABLED.

### ADDENDUM

7:30 P.M., Tuesday, October 18, 1983

16. File 407-83-1. (Final Negative Declaration - Commercial and Industrial Zoning Districts) Resolution adopting final negative declaration, finding and determining that interim controls adding Section 175.1 to the City Planning Code will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Supervisor Renne)

ACTION: RECOMMENDED "DO PASS".

- 17. File 407-83-1.2. (Interim Controls Commercial and Industrial Zoning Districts) Ordinance adding Section 175.1 to City Planning Code, imposing interim controls and to provide for other processes by the Department of City Planning, to be effective for no longer than August 25, 1984. (Supervisor Renne)
  - ACTION: 1) File 407-83-1.2. Amended by adding (3) and (4) on Page 4, Line 20, as follows:
    - "(4) Projects for which, prior to August 25, 1983, a building permit application has been filed and a preliminary draft environment impact report has been submitted to the Department of City Planning. For the purposes of this section, the term 'preliminary draft environmental impact report' means material submitted by or at the direction of the project applicant in the form of a draft environmental impact report for use by the Department of City Planning in its preparation of a draft environmental impact report for public review. If such projects are approved by the City Planning Commission, they shall be approved as conditional uses, subject to the criteria set forth iln Planning Code Section 303(c).
    - dependent upon the substantial rehabilitation of any rated building as defined in subsection (c) (3).

      "Integrated development" means a project physically integrated with rehabilitation of a rated building as defined in subsection (c) (3) and which is located on sites that, but for separation by a street or alley, are adjacent to such rated buildings and which prior to August 25, 1983, has on file a building permit application and application for environmental evaluation with the Department of City Planning.

RECOMMENDED "DO PASS AS AMENDED".

2) File 407-83-1.3. Motion prepared in and reported out of Committee proposing modification to proposed amendment adding Section 175.1 to the City Planning Code imposing interim controls on construction of and conversion to certain office or tourist hotel uses and directing the Clerk of the Board to transmit this motion and the proposed modification to the City Planning Commission for approval or disapproval.

RECOMMENDED.



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SPECIAL MEETING

City Librarian (5

<u>CALENDAR</u>

PLANNING, HOUSING & DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Wednesday, October 26, 1983 - 2:00 PM

Chambers, City Hall

Present: Supervisors Kopp/, Kennedy, Silver

Absent: Supervisor Kopp Clerk: Howard Jensen

NOTE: PUBLIC TESTIMONY WILL BE HEARD UNTIL 5:30 PM AT WHICH TIME THE MEETING WILL BE ADJOURNED; FOR THOSE PERSONS WHOSE TESTIMONY IS NOT HEARD BY THE ADJOURNMENT HOUR OF 5:30 PM, A FURTHER OPPORTUNITY WILL BE PROVIDED AT A FUTURE MEETING OF THE COMMITTEE ON THIS ITEM AT A DATE AND TIME TO BE ANNOUNCED.

1. File 109-83-5 (Rent Control) Ordinance amending the Administrative Code by amending Sections 37.2, 37.3, 37.8; adding Section 37.3-1 and Section 37.3-2; revising rent limitations; establishing vacancy control for rental units; revising the definitions of base rent; revising the powers of hearing officers; the scope of arbitration hearings; requiring the disclosure of rental information; providing remedies and sanctions for violating disclosure and rent limitation requirements. (Supervisor Britt)

ACTION: HEARING HELD. 10/24/83 Draft Ordinance submitted as an Amendment of the Whole by Supervisor Britt; accepted by the Committee. CONTINUED TO CALL OF THE CHAIR.

DOCUMENTS DEPT.

NOV 2 1983

SAN FRANCISCO PUBLIC LIBRARY



Present: Commissioners Rosenblatt, Nakashima, Bierman, Klein,

Salazar, Karasick, Wright.

Supervisors Kopp, Kennedy, Silver

: Greg Hobson Clerk

THE CITY PLANNING COMMISSION AND THE PLANNING, HOUSING & NOTE: DEVELOPMENT COMMITTEE WILL HOLD A SPECIAL JOINT MEETING AT

1:30 PM, NOVEMBER 15, 1983, TO CONSIDER THE SOUTH OF MARKET SPECIAL USE DISTRICT - ITEMS NO. 1, 2, 3 & 4 BELOW, RESPECTIVELY, ENVIRONMENTAL REVIEW, CITY PLANNING CODE AMENDMENT, ZONING MAP AMENDMENT AND HEARING TO CONSIDER THE BOUNDARIES OF THE PROPOSED SOUTH OF MARKET SPECIAL USE DIST.

THE REGULAR MEETING OF THE PLANNING, HOUSING & DEVELOPMENT COMMITTEE WILL COMMENCE AT THE CONCLUSION OF THE SPECIAL JOINT MEETING.

File 162-83-5.2 (Environmental Review - South of Market Special Use District) Resolution adopting final negative declaration finding and determining that a reclassification of property contained in an interim South of Market Industrial and Housing Conservation Special Use District, a portion of the area bounded by Minna, 3rd, Townsend, Division and 13th Streets, to a basic floor area ratio (FAR) for non-residential uses of 2:1, and an increase in the off-street parking requirement for office uses to one space for every 250 square feet of combined floor area where the total occupied floor area equals or exceeds 1,000 square feet, will have no significant impact on the environment. (City Planning)

#### ACTION:

File 162-83-5.1 (South of Market Special Use District) Ordinance 2. amending Part II, Chapter II, City Planning Code, by adding Sec. 246 to create an interim South of Market Industrial and Housing Conservation Special Use District to be effective for 18 months. (Supervisors Maher, Britt)

#### ACTION:

File 162-83-5.3 (Zoning Map Amendment - South of Market Special 3. Use District) Ordinance amending the zoning map of the City and County of San Francisco to establish boundaries for the South of Market Special Use District as provisionally described in Exhibit "A" in File 162-83-5.1. (City Planning)

#### ACTION:

File 162-83-6 (South of Market Special Use District) Hearing 4. to consider the boundaries of and alternatives to the South of Market Industrial Conservation Special Use District. (Supervisor Hongisto)

ACTION





# SPECIAL JOINT MEETING

Public Library Civic Center

# CITY PLANNING COMMISSION

and

City & County of San Francisco

DUCUMENTS DEPT

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE NOV 1 4 1983

of the Board of Supervisors

SAN FRANCISCO PUBLIC LIBRARY

Tuesday, November, 15, 1983 - 1:30 PM

Chambers, City Hall

Present: Commissioners Rosenblatt, Nakashima, Bierman, Klein, Salazar, Karasick, Wright.

Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

NOTE:

THE CITY PLANNING COMMISSION AND THE PLANNING, HOUSING & DEVELOPMENT COMMITTEE WILL HOLD A SPECIAL JOINT MEETING AT 1:30 PM, NOVEMBER 15, 1983, TO CONSIDER THE SOUTH OF MARKET SPECIAL USE DISTRICT - ITEMS NO. 1, 2, 3 & 4 BELOW, RESPECTIVELY, ENVIRONMENTAL REVIEW, CITY PLANNING CODE AMENDMENT, ZONING MAP AMENDMENT AND HEARING TO CONSIDER THE BOUNDARIES OF THE PROPOSED SOUTH OF MARKET SPECIAL USE DIST.

THE REGULAR MEETING OF THE PLANNING, HOUSING & DEVELOPMENT COMMITTEE WILL COMMENCE AT THE CONCLUSION OF THE SPECIAL JOINT MEETING.

1. File 162-83-5.2 (Environmental Review - South of Market Special Use District) Resolution adopting final negative declaration finding and determining that a reclassification of property contained in an interim South of Market Industrial and Housing Conservation Special Use District, a portion of the area bounded by Minna, 3rd, Townsend, Division and 13th Streets, to a basic floor area ratio (FAR) for non-residential uses of 2:1, and an increase in the off-street parking requirement for office uses to one space for every 250 square feet of combined floor area where the total occupied floor area equals or exceeds 1,000 square feet, will have no significant impact on the environment. (City Planning)

### ACTION:

File 162-83-5.1 (South of Market Special Use District) Ordinance 2. amending Part II, Chapter II, City Planning Code, by adding Sec. 246 to create an interim South of Market Industrial and Housing Conservation Special Use District to be effective for 18 months. (Supervisors Maher, Britt)

#### ACTION:

File 162-83-5.3 (Zoning Map Amendment - South of Market Special 3. Use District) Ordinance amending the zoning map of the City and County of San Francisco to establish boundaries for the South of Market Special Use District as provisionally described in Exhibit "A" in File 162-83-5.1. (City Planning)

# ACTION:

File 162-83-6 (South of Market Special Use District) Hearing 4. to consider the boundaries of and alternatives to the proposed South of Market Industrial Conservation Special Use District. (Supervisor Hongisto)

ACTION



13: File 109-83-4 (Commercial Security Deposits) Hearing to consider extending the 5% security deposit refunds to commercial properties. (Supervisor Ward)

(Cont. from 6/30/83)

ACTION:

14. File 39-83-7 (Grand Jury Report - Housing Production Program)
Hearing to consider the 1982-83 Civil Grand Jury Report on the
Housing Production Program, the Office/Housing Production
Program, Redevelopment Agency, Housing Authority and the Dept.
of City Planning (Supervisor Walker)

(Cont. from 10/18/83)

ACTION:

15. File 109-83-10 (Rent Control) Hearing to consider amending the Rent Stabilization & Aribtration Ordinance to allow peremptory challenges by litigants in any rent arbitration matter. (Supervisor Silver, Kopp)

ACTION:

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO FILE THE FOLLOWING ITEM.

16. File 115-82-7 (Condo Conversion) Hearing to consider exempting limited equity cooperatives from the annual limitation on condominium conversions. (Supervisors Walker, Renne)

ACTION:

0545A

# REGULAR MEETING CALENDAR

# PLANNING, HOUSING & DEVELOPMENT COMMITTEE

Present: Supervisors Kopp, Kennedy, Silver

5. File 370-83-1 (Soviet Consulate) Resolution memorializing the United States Dept. of State and the President of the United States to close the Consulate of the Union of Soviet Socialist Republics in San Francisco. (Supervisor Kopp)

ACTION:

6. File 93-82-3.3 (Mother-in-law Apartments) Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 207 and adding Section 207.2 to permit one additional dwelling unit in single-family structures under specified conditions. (Supervisor Silver)

(Cont. from 5/17/83)

ACTION:

7. File 90-83-7 (Landmark) Ordinance designating the Lillie Hitchcock Coit Tower as a landmark pursuant to Article 10 of the City Planning Code. (Supervisors Britt, Silver)

ACTION:

8. File 115-83-1.1 [Environmental Review] Resolution adopting final negative declaration, finding and determining that reclassification of property and text amendment reducing maximum heights permitted in portions of six blocks to the south, east and west of the Chinese Playground will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Supervisor Maher) (COMPANION TO THE FOLLOWING ITEM)

ACTION:

- 9. File 115-83-1.2 [Height Limit Exceptions] Ordinance adding Sections 263.4 and 263.5 to City Planning Code, to provide special exceptions to height limits south, east and west of Chinese Playground. (Supervisor Maher) (COMPANION TO THE PRECEDING ITEM)
- 10. File 36-83-8 [Zoning Map] Ordinance adopting zoning map amendment, changing height and bulk classifications in portions of blocks generally bounded by Clay Street, Grant Avenue, California and Mason Streets, in the vicinity of the Chinese Playground. (Supervisor Maher) (COMPANION TO THE PRECEDING ITEM)

ACTION:

11. File 142-83-1.2 (Negative Declaration) Resolution adopting final negative declaration, finding and determining that reclassification of property will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING ITEM)

ACTION:

12. File 142-83-1 (Moratorium) Ordinance temporarily prohibiting approval of permits for the establishment and operation of restaurants fast food establishments and bars on Clement St. between Arguello Blvd. and Funston Ave. for twelve (12) months; providing for definitions and a severability clause. (Interim controls expire Jan 24, 1984) (Supervisor Walker) (COMPANION TO THE PRECEDING ITEM)

ACTION:

#### CALENDAR

DEC 3 0 1983

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

SAN FRANCISCO PURLIC LIBRAPY

Board of Supervisors City & County of San Francisco

Tuesday, December 20, 1983 - 2:00 PM

DOCUMENTS DEPT.Room 228

City Hall

Present: Supervisors Kopp, Kennedy, Silver

DEC 3 0 1983

Clerk : Charles Owens

SAN FRANCISCO PUBLIC LIBRARY

1. File 115-83-1.1 (Environmental Review - Chinese Playground)
Resolution adopting final negative declaration, finding and
determining the reclassification of property and text amendment
reducing maximum heights permitted in portions of six blocks to
the south, east and west of the Chinese Playground will have no
significant impact on the environment and adopting and
incorporating findings of final negative declaration.
(Supervisor Maher) COMPANION TO THE FOLLOWING ITEM

(Cont. from 11/15/83)

ACTION: Recommended; Sup. Kennedy dissenting

2. File 115-83-1.2 (Height Limit Exception - Chinese Playground)
Ordinance amending Part II. Chapter II of the Municipal Code
(City Planning Code) by adding Sec. 263.4 and Sec. 263.5 to
provide special exceptions to the height limits for portions of
six blocks generally bounded by Clay St., Grant Ave., Calif.
and Mason Sts., to the east, south and west of Chinese
Playground. (Supervisor Maher) COMPANION TO THE PRECEDING
ITEM)

(Cont. from 11/15/83)

ACTION: Recommended as amended; see file for detail; Sup. Kennedy dissenting; City Atty. will prepare amended legislation

3. File 36-83-8 (Zoning Map - Chinese Playground) Ordinance adopting changes in height and bulk classifications for portions of six blocks generally bounded by Clay St., Grant Ave., Calif. and Mason Sts., to the east, south and west of Chinese Playground, as an amendment to the zoning map of the City & County of San Francisco. (Supervisor Maher) COMPANION TO THE PRECEDING ITEMS

(Cont. from 11/15/83)

ACTION: Recommended; Sup. Kennedy dissenting

4. File 109-83-10 (Rent Control) Hearing to consider amending the Rent Stabilization & Aribtration Ordinance to allow peremptory challenges by litigants in any rent arbitration matter. (Supervisors Silver, Kopp)

(Cont. from 11/15/83)

ACTION: See Note 4 on Page 4

5. File 114-83-4 (Building Code - Fire Safety) Ordinance amending Part II, Chapter 1, Article III of the Municipal Code (Building Code) by amending Secs. 507(b).1.C. 1202(b) and 3305(u), and Tables 5-A and 5-B. (Supervisor Silver)

ACTION: Cont. to Feb. meeting

6. File 114-83-5 (Building Code - Demolition Permits) Ordinance amending Sec. 314.1.1 of the Building Code to require notification of adjacent property owners at the time a demolition permit is issued. (Supervisor Molinari)

ACTION: See Note 6 on Page 4



Planning, Housing & Dev. Cmte. Board of Supervisors Moom 235, City Hall San Francisco, Ca. 94102 7. File 407-83-2 (Interim Controls - Commercial and Industrial Zoning Districts - Downtown Plan) Ordinance adding Sec. 175.1 to the City Planning Code to impose interim controls and to provide for other processes by the Dept. of City Planning to be effective for no longer than August 25. 1984. (Supervisor Silver)

ACTION: Tabled

8. File 93-82-5.1 (Negative Declaration - Interim Controls)
Resolution adopting final negative declaration, finding and determining that the proposed amendment to City Planning Code Secs. 302 and 306.6 will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM.

(Cont. from 9/20/83)

ACTION: Cont. to Jan. meeting.

9. File 93-82-5 (Interim Controls) Ordinance amending Part II. Chapter II. Municipal Code (City Planning Code) by amending Secs. 302 and 306.6 relating to initiation of amendments and imposition of interim controls. (Supervisor Kopp) COMPANION TO THE PRECEDING ITEM

(Cont. from 9/20/83)

ACTION: Cont. to Jan. meeting

10. File 149-82-5 (Moratorium) Hearing to consider enacting a moratorium on the approval of permits for the establishment of any additional auto parts or auto repair shops on Ocean Avenue. from Mission Street to Junipero Serra Boulevard until the Department of City Planning has completed its study regarding neighborhood commercial areas. (Supervisor Kennedy)

ACTION: Hearing held; filed; City Planning will prepare moratorium legislation

11. File 432-83 (Rincon Pt./South Beach Redevelopment Plan)
Hearing to consider the Rincon Point/South Beach Redevelopment
Plan to evaluate the progress in implementation of the
project. (Supervisor Silver)

ACTION: Cont. to Jan.; to be Item #1 on calendar

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Planning, Housing & Development Cmte. Board of Supervisors 235 City Hall San Francisco 94102



# ADDENDUM

# CALENDAR

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, December 20, 1983 - 2:00 PM

Room 228 City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Charles Owens

12. File 267-81-5.2 (Negative Declaration - Moratorium - Financial Institutions - North Beach) Résolution adopting final negative declaration, finding and determining that a one-year moratorium temporarily prohibiting the approval of permits for the establishment of financial institutions on those blocks bounded by Mason St. on the west, Lombard St. on the north, Grant Ave. on the east and Broadway on the south will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM)

ACTION: See Note 12 on Page 4

13. File 267-81-5 (Moratorium - Financial Institutions - North Beach)
Ordinance temporarily prohibiting the approval of permits for the
establishment of financial institutions on those blocks bounded by
Mason St. on the west, Lombard St. on the north, Grant Ave. on the
east and Broadway on the south for a period of twelve (12) months;
providing for definition and a severability clause. (Supervisor
Molinari) COMPANION TO THE PRECEDING ITEM

ACTION: Recommended

14. File 149-82-1.6 (Negative Declaration - Moratorium - Polk Street)
Resolution adopting final negative declaration, finding and
determining that a one-year moratorium temporarily prohibiting the
approval of permits for the operation of amusements, places of
entertainment, dance halls, cabarets, restaurants, financial institutions, hotels and bath houses on those properties fronting on
Polk St. bounded by Broadway on the north, Geary St. on the south,
Van Ness Ave. on the west, and Larkin St. on the east, excluding
properties fronting on Van Ness Ave. and Larkin St., will have no
significant impact on the environment and adopting and incorporating
findings of final negative declaration. (City Atty) COMPANION TO
THE FOLLOWING ITEM

ACTION: See Note 14 on Page 4

15. File 149-82-1.7 (Moratorium - Polk Street) Ordinance temporarily prohibiting the approval of permits for twelve months (12) for the operation of amusements, places of entertainment, dance halls, cabarets, restaurants, financial institutions, hotels and bath houses on those properties fronting on Polk St. bounded by Broadway on the north, Geary St. on the south, Van Ness Ave. on the west, and Larkin St. on the east, excluding properties fronting on Van Ness Ave. and Larkin St.; providing for definition and severability clause. (Supervisor Molinari) COMPANION TO THE PRECEDING ITEM

ACTION: See Note 15 on Page 4

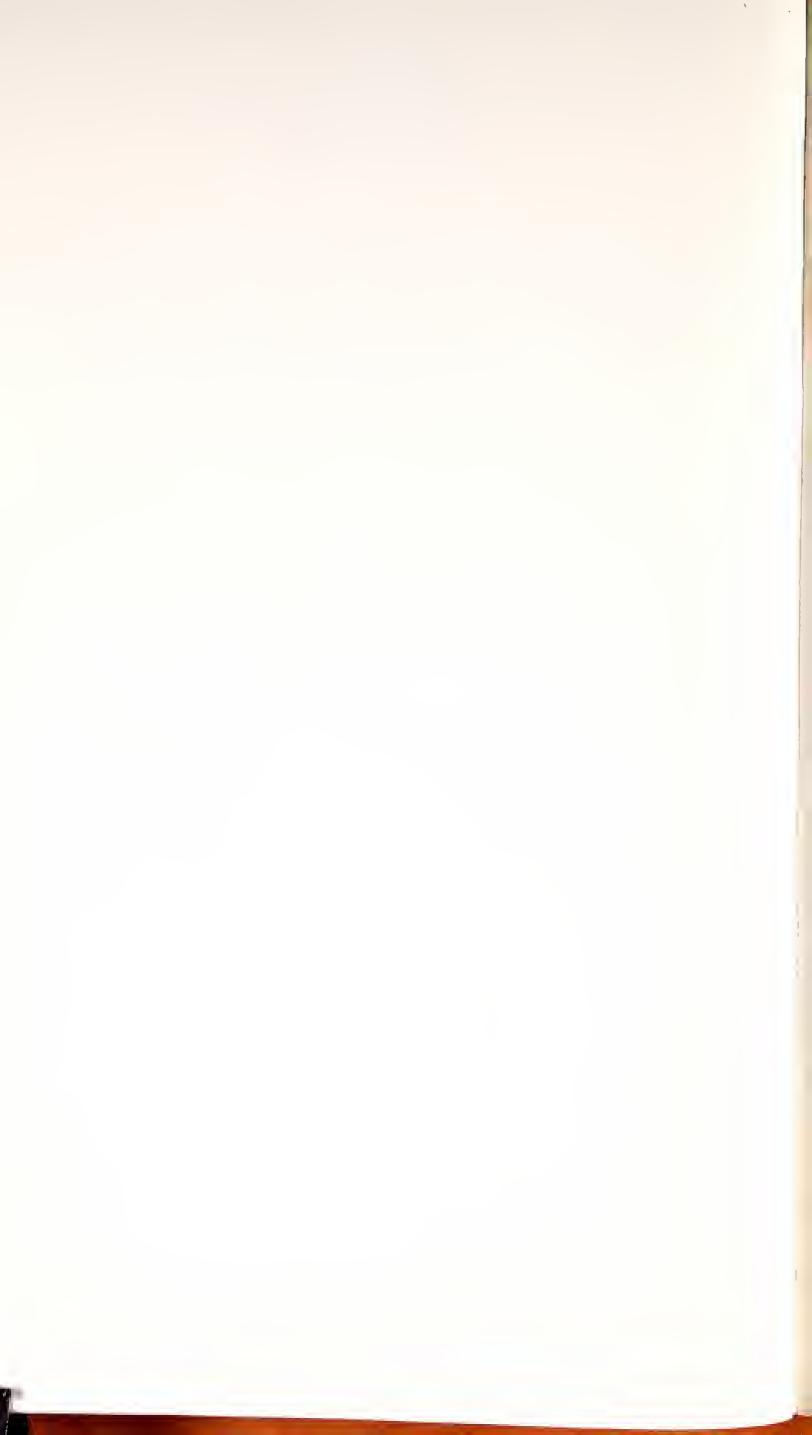
16. File 407-83-3 (Downtown Moratorium) Ordinance Amending Part II, Chapter II, Municipal Code (City Planning Code) by adding Sec. 175.1 requiring disapproval of permit applications for certain office and tourist hotel uses in specified districts, with exceptions, to be effective for no longer than August 25, 1984. (Supervisor Renne, Walker)

ACTION: See Note 16 on Page 4.



# NOTES

- 14. Recommended; legislation prepared in and reported out of Cmte. entitled ADOPTING FINAL NEGATIVE DECLARATION, FINDING AND DETER-MINING THAT A ONE-YEAR MORATORIUM ON RESTAURANTS, PLACES OF ENTERTAINMENT, FINANCIAL INSTITUTIONS, HOTELS AND BATH HOUSES ON POLK STREET WILL HAVE NO SIGNIFICANT IMPACT ON THE ENVIRONMENT, AND ADOPTING AND INCORPORATING FINDINGS OF FINAL NEGATIVE DECLARATION.
- 15. Recommend Amendment of the Whole prepared in and reported out of Cmte. entitled PHOHIBITING THE APPROVAL OF CERTAIN PERMITS ON THOSE PROPERTIES FRONTING ON POLK ST. BOUNDED BY BROADWAY, GEARY ST., VAN NESS AVE. AND LARKIN ST., EXCLUDING PROPERTIES FRONTING ON VAN NESS AVE. AND LARKIN ST. FOR TWELVE (12) MONTHS TO PROVIDE FOR CERTAIN EXEMPTIONS, DEFINITIONS AND A SEVERABILITY CLAUSE.
- 12. Recommended; legislation prepared in and reported out of Cmte. entitledAPPROVING FINAL NEGATIVE DECLARATION, FINDING AND DETERMINING THAT A ONE-YEAR MORATORIUM ON FINANCIAL INSTITUTIONS IN NORTH BEACH WILL HAVE NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND ADOPTING AND INCORPORATING FINDINGS OF FINAL NEGATIVE DECLARATION.
- 16. Recommend Amendment of the Whole, as amended P. 4, L. 10½ after (A) delete "Density", entitled AMENDING PART II, CHAPTER II OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE) BY ADDING SECTION 175.1 REQUIRING DISAPPROVAL OF PERMIT APPLICATIONS FOR CERTAIN OFFICE AND TOURIST HOTEL USES IN SPECIFIED DISTRICTS, WITH EXCEPTIONS, AND ESTABLISHING A CONDITIONAL USE REQUIREMENT FOR SPECIFIED DEVELOPMENTS, TO BE EFFECTIVE FOR NO LONGER THAN AUGUST 25, 1984; delete Sup. Renne & Walker as sponsors; add Sup. Kennedy & Silver as sponsors; refer to City Planning with request for expeditious response. Legislation prepared in and reported out of Cmte.
- 4. Recommended as amended; P. 4., L. 19, after "than" insert 10 DAYS AFTER NOTICE OF THE ASSIGNMENT OF THE HEARING OFFICER OR THE; P.4, L.23, after "proceeding" add sentence NOT MORE THAN ONE CHALLENGE SHALL BE PERMITTED TO EACH SIDE OF ANY PROCEEDING. City Attorney to prepare amended legislation.
- 6. Recommend Amendment of the Whole, as amended, prepared in and reported out of Cmte. entitled AMENDING SECTIONS 303(f) AND 318 OF THE SAN FRANCISCO BUILDING CODE, TO REQUIRE WRITTEN NOTICE TO ADJACENT PROPERTY OWNERS AT THE TIME A DEMOLITION PERMIT IS ISSUED AND IMPOSING A \$10.00 FEE THEREFOR. Amend P. 1, L. 16after "notice" incert ", EXCEPT FOR SUBSECTION 3 HEREIN,"; P. 2, L. 2. after "mailed" insert ", AT THE TIME OF THE PERMIT APPLICATION,"; after "properties", insert WITHIN THE 300' RADIUS OF THE SUBJECT BUILDING; delete "immediately adjacent to the subject building or structure. BBD will furnish appropriate fee schedule for additional mailing at the time this matter comes before the Board.



Actions Take RESCHEDULED MEETING OF THE 1/27/84. PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City & County of San Francisco Friday, January 27, 1984 - 2:00 PM Room 228 City Hall Present: Supervisors Kopp, Kennedy, Silver Clerk : Greg Hobson (Charles Owens, Acting Cmte. Clerk) File 432-83 (Rincon Pt./South Beach Redevelopment Plan)
Hearing to consider the Rincon Point/South Beach Redevelopment Plan to evaluate the progress in implementation of the project. (Silver) (Cont. from 12/20/83) ACTION: Hearing held; filed File 370-83-1. [Soviet Consulate] Resolution memorializing the U.S. Department of State and the President of the United States to order removal of the Consulate of the Union of Soviet Socialist Republics in San Francisco to an appropriate commercial area. (Kopp) (12/5/83 - Rereferred to Committee) ACTION: Tabled; File 93-82-3.4 (Negative Declaration - Mother-In-Law Apartments - 82-435T) Resolution adopting final negative declaration finding and determining that amending Sec. 207 and adding Sec. 207.2 to the City Plannilng Code to permit secondary units in single-family dwellings will have no significant impact on the environment and adopting and incorporating findings of negative declaration. COMPANION TO THE FOLLOWING ITEMS (City Planning) (Cont. from 11/15/83) ACTION: Cont. to February, 1984 File 93-82-3.3 (Mother-In-Law Apartments) Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 207 and adding Section 207.2 to permit one additional dwelling unit in single-family structures under specified conditions. COMPANION TO THE PRECEDING ITEM (Silver) (Cont. from 11/15/83) ACTION: Cont. to February, 1984 File 93-82-3.5 (Zoning Text Change - Mother-In-Law Apartments 82.435T) Ordinance amending Part II, Chapter II, City Planning Code, by amending Sec. 207 and adding Sec. 207.2 to permit one 5. additional dwelling unit in an owner-occupied, single-family structure. COMPANION TO THE PRECEDING ITEM (City Planning) (Cont. from 11/15/83) ACTION: Cont. to February, 1984



File 93-82-3.6 (Zoning Text Change - Mother-In-Law Apartments - 82-435T) DRAFT ordinance amending City Planning Code by amending Sec. 207 thereof and by adding Sec. 207.2 thereto to permit one additional dwelling unit in an owner-occupied.

Bingle-family structure. COMPANION TO THE PRECEDING ITEM (Renne - Exhibit C)

(Cont. from 11/15/83)

ACTION: Cont. to February, 1984

7. File 93-82-3.8 (Negative Declaration - Mother-in-Law Apartments - 83-253T) Resolution adopting final negative declaration, finding and determining that amendment to City Planning Code Sec. 207 and addition of Sec. 207.2, to preclude second dwelling units in single-family and multi-family districts otherwise permitted by State of Calif. SB 1534 (Mello) will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. COMPANION TO THE PRECEDING ITEM (City Planning)

ACTION: Cont. to February, 1984

8. File 93-82-3.7 (Zoning Text Change - Mother-In-Law Apartments - 82-435T) DRAFT ordinance amending City Planning Code by amending Sec. 207 thereof and by adding Sec. 207.2 thereto to preclude one additional dwelling unit in an owner-occupied.

Single-family structure. COMPANION TO THE PRECEDING ITEM (Renne - Exhibit E)

(Cont. from 11/15/83)

ACTION: Cont. to February, 1984

9. File 36-83-10.1 (Negative Declaration) Resolution adopting final negative declaration finding and determining that reclassification of the block bounded by Columbus Ave.. Washington, Kearny and Jackson Sts. will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

ACTION: Cont. to March, 1984

10. File 36-83-10.2 (Zoning Map Change, 83.194Z) Ordinance adopting zoning map amendment changing use classification of property on the block bounded by Columbus Ave., Washington, Kearny and Jackson Sts. from a C-2 District to an RC-4 District. COMPANION TO THE PRECEDING ITEM (City Planning)

ACTION: Cont. to March, 1984

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEM:

Pile 400-83 (Chinatown-North Beach Residential Hotel
Conversion) DRAFT Ordinance temporarily prohibiting demolition or conversion of residential hotel and rooming house units in the Chinatown-North Beach area bounded on the north by the south side of Vallejo St. to the east side of Montgomery St to the north side of Green St to the east side of Sansome St. to the south side of Washington St. to the east side of Kearny St. to the south side of Sutter St. to the west side of Powell St. to the north side of Bush St. to the west side of Stockton St. to the south side of Sacramento St. to the west side of Powell St. to the south side of Clay st. to the west side of Mason St. to the south side of Vallejo St. (Molinari, Walker, Ward, Britt, Maher, Renne, Kennedy, Kopp)

ACTION: Tabled



File 113-83-3 (Chinatown-North Beach Residential Hotel Conversion) (PROPOSAL #1) Ordinance amending the Administratrive Code by adding Chapter 41B imposing a moratorium for twelve months on permits to convert residential hotel units in the Chinatown-North Beach area, prohibiting conversion of units, establishing a citizens advisory committee, prohibiting permits for sites of unlawful demolition including demolition on or after November 15, 1983 and establishing penalties. (Molinari, Kennedy, Kopp, Maher, Walker, Ward)

ACTION: Cont. to March, 1984

File 113-83-4 (Chinatown-North Beach Residential Hotel Conversion) (PROPOSAL #2) Ordinance amending the Administrative Code by adding Chapter 41B imposing a moratorium for twelve months on permits to convert residential hotel units in the Chinatown-North Beach area, prohibiting conversion of units, establishing a citizens advisory committee, prohibiting permits for sites of unlawful demolition and establishing penalties. (Molinari, Kennedy, Kopp. Maher, Walker, Ward)

ACTION: Cont. to March, 1984

14. File 93-82-5.1 (Negative Declaration - Interim Controls)
Resolution adopting final negative declaration, finding and determining that the proposed amendment to City Planning Code Secs. 302 and 306.6 will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM.

(Cont. from 12/20/82)

ACTION: Cont. to February, 1984

15. File 93-82-5 (Interim Controls) Ordinance amending Part II. Chapter II. Municipal Code (City Planning Code) by amending Secs. 302, 306.3 and deleting Sec. 306.6 relating to initiation of permanent and interim amendments to the City Planning Code. COMPANION TO THE PRECEDING ITEM (Kopp)

(Cont. from 12/20/83)

ACTION: Cont. to February, 1984

16. File 90-83-8 (Landmark) Ordinance designating the Metropolitan Life Insurance Co. building, located at 600 Stockton Street as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

ACTION: Cont. to February, 1984

17. File 90-83-9 (Landmarks) Ordinance designating Trinity
Presbyterian Church, located at 3261 -23rd Street as a landmark
pursuant to Article 10 of the City Planning Code. (City
Planning)

ACTION: Recommended; Sup. Kopp dissenting

18. File 90-83-10 (Landmarks) Resolution Initiating designation of McLaren Lodge, located in Golden Gate Park, as an official landmark, and urging the Landmarks Preservation Advisory Board and the City Planning Commission to consider favorably granting McLaren Lodge official landmark status. (Kopp)

ACTION: Recommended

19. File 125-83-2 (Heat Requirements - Residential Hotels)
Hearing to consider raising minimum heat requirements in
residential hotels during the winter months from the current 68
degree level to approximately 73 degrees. (Nelder)

ACTION: Filed; no one present to address the item



File 117-83-3 (Fire Hazards - Christmas Decorations) Hearing to inquire into the adequacy of existing laws regulating fire hazards posed by Christmas trees and other decorations in places of public assembly and in buildings intended for human occupancy. (Hongisto)

ACTION: Cont. to February, 1984

21. <u>File 125-83-3 (Fire Sprinklers)</u> Hearing to consider amending the Housing Code to impose retroactive fire sprinkler requirements on all hotels as required for newly constructed hotels. (Hongisto)

ACTION: Cont. to February, 1984

22. <u>File 437-83 (South of Market)</u> Hearing to consider requesting the Dept. of City Planning to conduct an area study of the South of Market (defined as the area between the Embarcadero, Army St., So. Van Ness Ave. and Market St.) in order to determine the cumulative effects of all the projects currently proposed for that area. (Walker)

ACTION: Cont. to Call of the Chair

23. File 429-83 (Richmond Dist. Architectural Control) DRAFT ordinance establishing a Richmond Dist. Special Architectural Control Dist. and a Richmond Building Review Board. (Molinari, Britt)

ACTION: Cont. to February, 1984

# ADDENDUM

24. File 93-82-5.3 (Negative Declaration - Interim Controls) Resolution adopting final negative declaration, finding and determining that various amendments to the City Planning Code relating to initiation of permanent and interim amendments to that code and the imposition of interim zoning controls will have no significant effect on the environment and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Cont. to February, 1984

25. File 93-82-5.2 (Zoning Text Change, 83.468T - Interim Controls)
Ordinance amending Part II, Chapter II, Municipal Code (City
Planning Code) by amending Sec. 302 thereof, amending the definition of interested property owner, deleting provisions giving
effect to reclassification of set-back and text amendment proceedings upon permit applications, amending Sec. 306 to include
applications for interim controls and adding Sec. 306.7 establishing procedures and standards for imposition of interim zoning
controls by the Board of Supervisors and the City Planning Commission. (City Planning)

ACTION: Cont. to February, 1984



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MAR 9 1984

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# CALENDAR SPECIAL MEETING OF THE PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Friday, March 9, 1984 - 2:00 PM

Legislative Chambers

City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

1. File 93-82-5.1 (Negative Declaration - Interim Controls)
Resolution adopting final negative declaration, finding and determining that the proposed amendment to City Planning Code Secs. 302 and 306.6 will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM.

(Cont. from 1/27/84)

#### ACTION:

File 93-82-5 [Interim Controls] Ordinance amending Part II. Chapter II. Municipal Code (City Planning Code) by amending Secs. 302, 306.3 and deleting Sec. 306.6 relating to initiation of permanent and interim amendments to the City Planning Code. (Kopp) COMPANION TO THE PRECEDING ITEM

(Cont. from 1/27/84)

# ACTION:

File 93-82-5.3 [Negative Declaration - Interim Controls] Resolution adopting final negative declaration, finding and determining that various amendments to the City Planning Code relating to initiation of permanent and interim amendments to that code and the imposition of interim zoning controls will have no significant effect on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM.

(Continued from 1/27/84)

# ACTION:

4. File 93-82-5.2 [Zoning Text Change, 83.468T - Interim Controls] Ordinance amending Part II, Chapter II, Municipal Code (City Planning Code) by amending Section 302 thereof, amending the definition of interested property owner, deleting provisions giving effect to reclassification of set-back and text amendment proceedings upon permit applications, amending Section 306 to include applications for interim controls and adding Section 306.7 establishing procedures and standards of imposition of interim zoning controls by the Board of Supervisors and the City Planning Commission. (City Planning) COMPANION TO THE PRECEDING FILE

(Cont. from 1/27/84)



11. File 115-84-3 [Housing, Mother-In-Law Apartments 83,626T]
Ordinance amending Part II, Chapter II of the San Francisco
Municipal Code (City Planning Code) by amending Section 207 and
adding Section 207.2 to preclude second units in RH-1(D) and
RH-1 zoned areas. (City Planning.

#### ACTION:

File 36-84-3.1 [Neg. Dec. 83.41]EZC] Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District of property located in the entire block of Army, Folsom, Shotwell and 26th Street, Lot 1 in Assessor's Block 6572, will have no significant impact on the environment, and adopting and incorporating the findings of the final negative declaration. (City Planning)

#### ACTION:

13. File 36-84-3.2 [Zoning Change, 83.411EZC - Cogswell]
Ordinance adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District for property located at 3200 Army Street, the entire block surrounded by Army, Folsom, Shotwell and 26th Streets, all of Lot 1 in Assessor's Block 6572. (City Planning)

#### ACTION:

14. File 114-83-4 (Building Code - Fire Safety) Ordinance amending Part II, Chapter 1, Article III of the Municipal Code (Building Code) by amending Secs. 507(b).1.C, 1202(b) and 3305(u), and Tables 5-A and 5-B. (Silver)

(Cont. from 12/20/83)

# ACTION:

File 115-84-2.1 [Neg. Dec. 83.637ET] Resolution adopting final negative declaration, finding and determining that the proposed amendment to Section 242.2 through 242.10 of the City Planning Code to extend for approximately one year the present expiration date of April 19, 1984 for Interim Neighborhood Commercial Special Use Districts will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

# ACTION:

File 115-84.2.2 [Special Use Control] Ordinance amending City Planning Code Section 242.2 through 242.10, inclusive, of Part II, Chapter II of the San Francisco Municipal Code (City Planning Code), to extend Special Use Controls for an additional one year period. (City Planning) COMPANION TO THE PRECEDING FILE

5. File 93-82-3.4 [Negative Declaration - Mother-In-Law Apartments - 82-235T] Resolution adopting final negative declaration finding and determining that amending Sec. 207 and adding Sec. 207.2 to the City Plannilng Code to permit adding Sec. 207.2 to the City Plannilng will have no secondary units in single-family dwellings will have no significant impact on the environment and adopting and incorporating findings of negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEMS

(Cont. from 1/27/84)

# ACTION:

6. File 93-82-3.3 (Mother-In-Law Apartments) Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 207 and adding Section 207.2 to permit one additional dwelling unit in single-family structures under specified conditions. (Silver) COMPANION TO THE PRECEDING ITEM

(Cont. from 1/27/84)

#### ACTION:

7. File 93-82-3.5 (Zoning Text Change - Mother-In-Law Apartments 82.435T) Ordinance amending Part II, Chapter II, City Planning Code, by amending Sec. 207 and adding Sec. 207.2 to permit one additional dwelling unit in an owner-occupied, single-family structure. (City Planning) COMPANION TO THE PRECEDING ITEM

(Cont. from 1/27/84)

#### ACTION:

8. File 93-82-3.6 (Zoning Text Change - Mother-In-Law Apartments - 82-435T) DRAFT ordinance amending City Planning Code by amending Sec. 207 thereof and by adding Sec. 207.2 thereto to permit one additional dwelling unit in an owner-occupied.

single-family structure. (Renne - Exhibit C) COMPANION TO THE PRECEDING ITEM

(Cont. from 1/27/84)

# ACTION:

9. File 93-82-3.8 (Negative Declaration - Mother-in-Law Apartments - 83-253T) Resolution adopting final negative declaration, finding and determining that amendment to City Planning Code Sec. 207 and addition of Sec. 207.2, to preclude second dwelling units in single-family and multi-family districts otherwise permitted by State of Calif. SB 1534 (Mello) will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE PRECEDING ITEM

(Cont. from 1/27/84)

# ACTION:

10. File 93-82-3.7 (Zoning Text Change - Mother-In-Law Apartments - 82-435T) DRAFT ordinance amending City Planning Code by amending Sec. 207 thereof and by adding Sec. 207.2 thereto to preclude one additional dwelling unit in an owner-occupied, single-family structure. (Renne - Exhibit E) COMPANION TO THE PRECEDING ITEM

(Cont. from 1/27/84)



# BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184DOCUMENTS DEPT.

MAR 1 6 1984

March 13, 1984

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# NOTICE OF MATTERS CALLED OUT OF COMMITTEE

TO WHOM IT MAY CONCERN:

Notice is hereby given that the following matters have been called out of the Planning, Housing and Development Committee.

File 93-82-5.2 [Zoning Text Change, 83.468T - Interim Controls] Ordinance amending Part II, Chapter II, Municipal Code (City Planning Code) by amending Section 302 thereof, amending the definition of interested property owner, deleting provisions giving effect to reclassification of set-back and text amendment proceedings upon permit applications, amending Section 306 to include applications for interim controls and adding Section 306.7 establishing procedures and standards of imposition of interim zoning controls by the Board of Supervisors and the City Planning Commission.

File 126-84-1 [Task Force] Resolution establishing a Task Force on the preservation of affordable condominiums for low and moderate income occupancy.

These items will appear on the Board of Supervisors' calendar for Monday, March 19, 1984, at 2:00 p.m., to be in the Legislative Chambers, Second Floor, City Hall, at which time they will be considered by the full Board.

In the absence of a motion adopted by unanimous vote, participation in the discussion will be limited to Supervisors and City and County staff personnel.

JOHN L. TAYLOR Clerk of the Board 17. Pile 113-83-3 (Chinatown-North Beach Residential Hotel
Conversion) (PROPOSAL #1) Ordinance amending the
Administratrive Code by adding Chapter 41B imposing a
Moratorium for twelve months on permits to convert residential
moratorium for twelve months on permits to convert residential
hotel units in the Chinatown-North Beach area, prohibiting
hotel units, establishing a citizens advisory cmte.,
conversion of units, establishing a citizens advisory cmte.,

(Cont. from 1/27/84)

#### ACTION:

Pile 113-83-4 [Chinatown-North Beach Residential Hotel Conversion] (PROPOSAL #2) Ordinance amending the Administrative Code by adding Chapter 41B imposing a moratorium for twelve months on permits to convert residential hotel units for twelve months on permits to convert residential hotel units in the Chinatown-North Beach area, prohibiting conversion of units, establishing a citizens advisory cmte, prohibiting units, establishing a citizens advisory cmte, prohibiting permits for sites of unlawful demolition and establishing penalties. (Molinari, Kennedy, Kopp, Maher, Walker, Ward)

(Cont. from 1/27/84)

# ACTION:

19. File 126-83-2 [Subdivisions] Draft ordinance amending Section 1341 of the Subdivision code relating to low and moderate income occupancy. (Walker)

NOTE: It is the intention of the Chair to entertain a motion to table at the request of sponsor.

# ACTION:

20. <u>File 126-84-1</u> [Task Force] Resolution establishing a Task Force on the preservation of affordable condominiums for low and moderate income occupancy. (Walker)

# ACTION:

21. File 90-83-8 [Landmark] Ordinance designating the Metropolitan Life Insurance Company building as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

# ACTION:

22. <u>File 125-83-3</u> [Fire Sprinklers] Hearing to consider amending the Housing Code to impose retroactive fire sprinkler requirements on all hotels as required for newly constructed hotels. (Hongisto)

NOTE: It is the intention of the Chair to entertain a motion to file.

# ACTION:

Pile 429-83 [Richmond District Architectural Control] Draft ordinance establishing a Richmond District Special Architectural Control District and a Richmond Building Review Board. (Molinari)

(Cont. from 1/27/84)

DOCUMENTS DEPT.

# CALENDAR

MAR 1 6 1984

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE SAN FRANCISCO

Board of Supervisors City & County of San Francisco

Tuesday, March 20, 1984 - 2:00 P.M.

Room 228, City Hall

Present:

Supervisors Kopp, Kennedy, Silver

Clerk:

Greg Hobson

1. File 93-82-3.4 [Negative Declaration - Mother-In-Law Apartments - 82-235T] Resolution adopting final negative declaration finding and determining that amending Sec. 207 and adding Sec. 207.2 to the City Planning Code to permit secondary units in single-family dwellings will have no significant impact on the environment and adopting and incorporating findings of negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

(Cont. from 3/9/84)

ACTION:

2. File 93-82-3.5 [Zoning Text Change - Mother-In-Law Apartments] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Sections 209.1 and 151 thereof to permit one additional dwelling unit in an owner-occupied single-family structure, subject to conditions, and to establish an off-street parking requirement. COMPANION TO THE PRECEDING ITEM

ACTION:

3. File 93-82-3.8 [Negative Declaration - Mother-In-Law Apartments - 83-253T] Resolution adopting final negative declaration, finding and determining that amendment to City Planning Code Sec. 207 and addition of Sec. 207.2, to preclude second dwelling units in single-family and multi-family districts otherwise permitted by State of Calif. SB 1534 (Mello) will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM.

(Cont. from 3/9/84)

ACTION:

4. File 115-84-3 [Housing - Mother-In-Law Apartments] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 207 and adding Section 207.2 to preclude second units in RH-1(D) and RH-1 zoned areas. (City Planning) COMPANION TO THE PRECEDING ITEM

(Cont. from 3/9/84)



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# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

APR 1 6 1984

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Board of Supervisors City & County of San Francisco

Tuesday, April 17, 1984 - 2:00 PM

Room 228, City Hall

present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

1. File 79-83-7 [Citizens Advisory Committee] Hearing to consider enacting legislation to provide that the Community Development Block Grant Citizens Advisory Committee shall have no members who are, or have been within a two-year period, an employee or board member of any applicant for said funds. (Maher)

(Cont. from 3/20/84)

ACTION:

 File 125-84-1 Hearing to consider raising the heat requirements for residential hotels from 68 degrees to 72 degrees. (Nelder)

(Cont. from 3/20/84)

ACTION:

3. File 113-83-3 [Chinatown-North Beach Residential Hotel Conversion] (ALTERNATIVE A) Ordinance amending the San Francisco Administratrive Code by adding Chapter 41B thereto, imposing a moratorium for twelve months on permits to convert residential hotel units in the Chinatown-North Beach area, prohibiting conversion of units, establishing a Citizens' Advisory Committee, prohibiting permits for sites of unlawful demolition including demolition on or after November 15, 1983 and establishing penalties. (Molinari, Kennedy, Kopp, Maher, Walker, Ward)

# ACTION:

File 113-83-4 [Chinatown-North Beach Residential Hotel Conversion] (ALTERNATIVE B) Ordinance amending the San Francisco Administrative Code by adding Chapter 41B thereto, imposing a moratorium for twelve months on permits to convert residential hotel units in the Chinatown-North Beach area, prohibiting conversion of units, establishing a Citizens' Advisory Committee, prohibiting permits for sites of unlawful demolition including demolition on or after November 15, 1983, and establishing penalties. (Molinari, Kennedy, Kopp, Maher, Walker, Ward)

ACTION:

5. <u>File 109-84-1</u> [Task Force] Resolution establishing a Residential Rent Stabilization Task Force. (Kennedy)

5. File 36-84-3.1 [Negative Declation - 83.411EZC] Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District of property located in the entire block of Army, Folsom, Shotwell and 26th Streets, Lot 1 in Assessor's Block 6572, will have no significant impact on the environment, and adopting and incorporating the findings of the final negative declaration. (City Planning)

(Cont. from 3/9/84)

# ACTION:

6. File 36-84-3.2 (Zoning Change, 83.411EZC - Cogswell)
Ordinance adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District for property located at 3200 Army Street, the entire block surrounded by Army, Folsom, Shotwell and 26th Streets, all of Lot 1 in Assessor's Block 6572. (City Planning)

(Cont. from 3/9/84)

#### ACTION:

7. File 115-83-2 [Zoning] Ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by adding Section 218.1 thereto restricting the location of massage establishments. (Renne)

# ACTION:

8. File 90-84-1 [Historical Landmark] Resolution initiating the procedure for the designation of a structure as an historical landmark by approving referral to the Landmarks Preservation Advisory Board of the building at 681 Market Street, commonly known as the Monadnock Building. (Renne)

# ACTION:

9. File 79-83-7 [Citizens Advisory Committee] Hearing to consider enacting legislation to provide that the Community Development Block Grant Citizens Advisory Committee shall have no members who are, or have been within a two-year period, an employee or board member of any applicant for said funds. (Maher)

# ACTION:

10. File 126-84-2 Hearing to consider requiring moderate-income purchasers of condominium units to resell the units to new moderate-income purchasers at moderate-income prices through a real estate broker designated by the City. (Silver)

# ACTION:

11. File 125-84-1 Hearing to consider raising the heat requirements for residential hotels from 68 degrees to 72 degrees. (Nelder)

13. File 36-84-2.2 [Zoning Map Change, 84.12Z] Ordinance adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco for property located in a portion of the former Hunters Point Naval Shipyard from an M-2 (Heavy Industrial) District to an RM-1 (Mixed Residential, Low Density) District (City Planning) COMPANION TO THE PRECEDING ITEM

# ACTION:

14. File 36-84-4.1 [Neg. Dec. 83.llE - Environmental Review] Resolution adopting final negative declaration, finding and determining that reclassification of property located on a portion of Pine Street between Broderick and Divisadero Streets. Lots 8A. 9 through 132, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23 through 33 and 53 in Assessor's Block 1049, from an RH-2 (House, Two-Family) District to an RM-1 (Mixed Residential, Low Density) District will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

# ACTION:

15. File 36-84-4.2 [Zoning Change, 83.11Z] Ordinance adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco for property located on the south side of Pine Street near Divisadero Street, Lots 32 and 33 in Assessor's Block 1049, from an RH-2 (House, Two-Family) District to an RM-1 (Mixed Residential, Low Density) District. (City Planning) COMPANION TO THE PRECEDING ITEM

# ACTION:

16. File 36-84-5 [Zoning Map Correction] Ordinance amending the Zoning Map of the City and County of San Francisco in order to correct a drafting error on Zoning Map No. 6, superceding the Zoning District previously in effect at one location. (City Planning)

# ACTION:

17. File 115-84-1.1 [Neg. Dec. 83.639ET] Resolution adopting final negative declaration, finding and determining that the establishment of restrictions upon size and number of general advertising signs, and upon directly-illuminated general advertising signs in C-2 Districts will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

# ACTION:

18. File 115-84-1.2 [General Advertising Signs] Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 607 to provide that in C-2 Districts only one, non-directly illuminated general advertising sign (bill board) limited to a maximum of 300 square feet shall be permitted on any lot. (City Planning) COMPANION TO THE PRECEDING FILE

# ACTION:

19. File 90-83-8 [Landmarks] Ordinance designating the Metropolitan Life Insurance Company Building as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

6. File 36-83-10.1 [Negative Declaration] Resolution adopting final negative declaration finding and determining that reclassification of the block bounded by Columbus Ave., washington, Kearny and Jackson Sts. will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

# ACTION:

7. File 36-83-10.2 [Zoning Map Change, 83.194Z] Ordinance adopting zoning map amendment changing use classification of property on the block bounded by Columbus Ave., Washington, Kearny and Jackson Sts. from a C-2 District to an RC-4 District. (City Planning)

# ACTION:

8. File 115-83-2 [Zoning) Ordinance adding Sec. 218.1 to the City Planning Code restricting the location of massage establishments. (Renne)

(Cont. from 3/20/84

#### ACTION:

9. File 115-83-3 [Planning Commission Permit Approval) Ordinance amending Part II. Chapter II. City Planning Code by adding Section 313 establishing a review process for certain office development projects and for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Renne)

# ACTION:

10. File 36-84-1.1 [Neg. Nec. 83.496EZ] Resolution adopting final negative declaration, finding and determining that reclassification of property located at 1360 Fell Street, Lot 18 in Assessor's Block 1205, from an Rh-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

# ACTION:

11. File 36-84-1.2 [Zoning Map Change, 83.495Z] Ordinance adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco for property located at 1360 Fell Street, north side between Baker and Broderick Streets, Lot 18 in Assessor's Block 1205, from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) District) (City Planning) COMPANION TO THE PRECEDING ITEM

# ACTION:

File 36-84-2.1 [Neg Dec. 84.12EZ - Environmental Review]
Resolution adopting final negative declaration, finding and determining that reclassification of property in the southeast portion Hunters Point, south slope, east of Griffith Street.
West of Donahue Street between Crisp Avenue and Kiska Road.
Assessor's Block 4591A, from M-2 (Heavy Industrial) District to an RM-1 (Mixed Residential, Low Density) District will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

Public Library Civic Center

# ADDENDUM CALENDAR

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, April 17, 1984 - 2:00 PM Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

23. File 113-84-1 [Residential Hotels] Ordinance amending the San Francisco Administrative Code by amending Section 41.4 thereof to expand the definition of interested party to include certain non-profit organizations. (Britt)

ACTION:

DOCUMENTS DEPT. APR 1 6 1984 SAN FRANCISCO PUBLIC LIBRARY

20. File 90-84-5 [Landmarks] Ordinance designating the William Vale House as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

21. File 437-83 [South of Market] Hearing to consider requesting the Dept. of City Planning to conduct an area study of the South of Market (defined as the area between the Embarcadero, Army St., So. Van Ness Ave. and Market St.) in order to determine the cumulative effects of all the projects currently proposed for that area. (Walker)

IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO FILE.)

22. File 126-84-2 Hearing to consider requiring moderate-income purchasers of condominium units to resell the units to new moderate-income purchasers at moderate-income prices through a real estate broker designated by the City. (Silver)

ACTION:

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

City and County
of
San Francisco

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# CALENDAR PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

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Board of Supervisors City & County of San Francisco

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Tuesday, May 15, 1984 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

File 90-84-2 [Landmarks] Ordinance designating the First 1. Congregational Church as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

### ACTION:

File 90-84-4 [Landmarks] Ordinance designating the Notre Dame 2. des Victoires Church and Rectory as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

# ACTION:

File 90-84-6 [Landmarks] Ordinance designating the Grace Cathedral Close as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

#### ACTION:

File 90-84-7 [Landmarks] Ordinance designating the Campfire Golden Gate Council Headquarters as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

# ACTION:

File 90-84-8 [Landmarks] Ordinance designating the Refugee 5. Shack as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

# ACTION:

File 109-84-1 [Task Force] Resolution establishing a 6. Residential Rent Stabilization Task Force. (Kennedy)

# ACTION:

File 114-83-4 (Building Code - Fire Safety) Ordinance amending Part II, Chapter 1, Article 111 of the Municipal Code 7. (Building Code) by amending Sections 507(b).1.C, 1202(b) and 3305(u), and Tables 5-A and 5-B. (Silver)

(Cont. from 12/20/83)

# ACTION:

File 36-83-10.1 [Negative Declaration] Resolution adopting 8. final negative declaration finding and determining that reclassification of the block bounded by Columbus Ave., Washington, Kearny and Jackson Sts. will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

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# CALENDAR PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday June 19. 1984 - 2:00 PM

Legislative Chambers.

City Hall

Supervisors Kopp, Kennedy, Silver present:

Clerk : Greg Hobson

File 90-84-8 [Landmarks] Ordinance designating the Refugee Shack as a landmark pursuant to Article 10 of the City Planning 1. Code. (City Planning)

# ACTION:

File 90-84-4 [Landmarks] Ordinance designating the Notre Dame 2. des Victoires Church and Rectory as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

# ACTION:

File 90-84-6 [Landmarks] Ordinance designating the Grace Cathedral Close as a landmark pursuant to Article 10 of the 3. City Planning Code. (City Planning)

# ACTION:

File 90-84-3 [Landmarks] Ordinance designating the St. Boniface Church as a landmark pursuant to Article 10 of the 4 . City Planning Code. (City Planning)

# ACTION:

File 271-84-1 Hearing to consider whether the former Redevelopment Agency property, specifically the El Bethel Arms 5. Apartments, which was sold years ago at low cost to Bethel AME Church to provide inexpensive subsidized housing. can rightfully be sold now to developers at a high profit. (Kopp)

# ACTION:

File 271-84-2 Hearing to consider the recent decision by the San Francisco Redevelopment Agency in awarding a 90-day option for property defined as Parcel 714-A(2). located at the 6. northwest corner of Myrtle Street and Van Ness Avenue. (Kopp)

# ACTION:

File 36-84-6.1 [Environmental Review] Resolution adopting final negative declaration, finding and determining that 7. reclassification of property at the intersection of Seventh Avenue and Moraga Street from an RH-1 to RH-2 District will have no significant effect on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION:

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5. H PRALICISCO

[Zoning Map Change, 83.194Z] Ordinance adopting zoning map amendment changing use classification of property on the block bounded by Columbus Ave., Washington, 9. Kearny and Jackson Sts. from a C-2 District to an RC-4 District. (City Planning) COMPANION TO THE PRECEDING FILE

4

# ACTION:

File 229-84-1.1 [Negative Declaration 84.138E] Resolution adopting final negative declaration, finding and determining that the proposed amendment to the City Planning Code and the 10. Zoning Map to establish a North Beach Neighborhhod Commercial Housing Conservation Special Use District of Property including Assessor's Blocks 51, 117, 130, 131, 146, 147, 161, 162, 165 (entire blocks) and portions of Assessor's Blocks 50, 65, 66, 74, 88, 89, 90, 101, 103, 104, 115, 116, 118 129, 132, 143, 144, 145, 148, 159, 610, 163, 164, 165, 166, San Francisco, California, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILES

# ACTION:

File 229-84-1.2 [Zoning Text Change, 84.138ETZ] Ordinance amending Part II, Chapter II of the San Francisco Municipal 11. Code (City Planning Code) by adding Section 247 thereof to provide for an Interim North Beach Neighborhood Commercial Housing Conservation Special Use District in which there shall be controls on the elimination of housing units above the ground floor. (City Planning) COMPANION TO THE FOLLOWING FILE

# ACTION:

File 229-84-1.3 [Zoning Map Change, 84.138ETZ] Ordinance amending the Zoning Map of the City and County of San Francisco 12. of property located in the general area of the C-2 (Community Business) District on either side of Columbus Avenue between Francisco Street and Pacific Avenue, extending to the western frontage of Powell Street and the eastern frontage of Grant Avenue between Union Street and Broadway, including both frontages of Stockton Street between Greenwich and Filbert Streets, and the eastern frontage of Stockton Street and both frontages of Grant Avenue between Filbert and Union Streets; and the C-2 District on either side of Broadway between Powell and Montgomery Streets and the southern frontage of Broadway between Montgomery and Battery Streets, to add to the North Beach Neighborhood Commercial Housing Conservation Special Use (City Planning) COMPANION TO THE PRECEEDING FILES District.

# ACTION:

File 120-84-1 [Water Heaters] Ordinance amending Part II, 13. Chapter VII. (Plumbing Code), San Francisco Municipal Code by amending Section 1007.C.l thereof, relating to lateral support of water heaters. (Britt, Silver)

# ACTION:

File 153-84 Hearing to consider the status of the Western 14. Addition Cultural Center. (Kennedy)

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Public Library
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ADDENDUM CALENDAR

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, June 19, 1984 - 2:00 PM

Legislative Chambers.

City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

14. File 90-84-9 [Landmarks] Ordinance amending Article 10 of the City Planning Code, by adding Appendix E. designating the Alamo Square Historic District. (City Planning)

ACTION:

DOCUMENTS DEPT.

JUN 1 9 1984

SAN FRANCISCO PUBLIC LIBRARY 8. File 36-84-6.2 [Zoning Map Change, 84.115Z] Ordinance adopting changes in property use claesification as an amendment to the Zoning Map of the City and County of San Francisco for to the Zoning Map of the City and County of San Francisco for property located at the intersection of Seventh Avenue and Moraga Street from an RH-1 (House, One-Family) District to an RH-2 (House, Two-Family) District. (City Planning) COMPANION TO THE PRECEDING FILE

# ACTION:

9. <u>File 109-84-1</u> [Task Force] Resolution establishing a Residential Rent Stabilization Task Force. (Kennedy)

#### ACTION:

10. File 178-84 Hearing to consider what changes, if any, are needed in the City's enforcement of the Building and Planning Codes. (Renne)

#### ACTION:

11. File 173-84 Hearing to consider establishing Neighborhood Planning Boards with authority over zoning, commercial uses, and land use planning. (Silver)

# ACTION:

12. File 193-84 Hearing to consider artist live/work spaces, to determine whether or not there are currently adequate controls to protect their existence. (Walker)

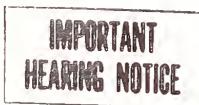
### ACTION:

13. <u>File 115-84-5</u> Hearing to consider extending the Union Street Special Use District. (Nelder)

ACTION:

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

Public Library
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# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE JUL 1 1 1984

Board of Supervisors City & County of San Francisco

SAN FRANCISCO PUBLIC LIBRARY

Tuesday, July 17, 1984 - 2:00 PM

Legislative Chambers.

Present: Supervisors Kopp, Kennedy, Silver City Hall

Clerk : Greg Hobson

1. File 90-84-3 [Landmarks] Ordinance designating the St. Boniface Church as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

ACTION:

Pile 90-84-4 [Landmarks] Ordinance designating the Notre Dame des Victoires Church and Rectory as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

### ACTION:

3. File 68-84-15 [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Economic Development to apply for and accept Urban Development Action Grant Funds. (Mayor)

#### ACTION:

4. File 68-84-16 [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Economic Development to apply for and accept Urban Development Action Grant Funds. (Mayor)

#### ACTION:

File 116-84-1.1 [Electrical Code] Resolution endorsing those changes and providing findings as to the local conditions requiring changes of the State Building Code for residential buildings, as required by the State Health and Safety Code. (Public Works)

# ACTION:

6. File 116-84-1.2 [Electrical Code] Ordinance repealing Part II. Chapter 3 (Electrical Code) of the San Francisco Municipal Code; adopting by reference the 1981 National Electrical Code as the Electrical Code for San Francisco; and amending the National Electrical Code. (Public Works)

# ACTION:

7. File 93-82-6.1 [Negative Declaration 82.508ET] Resolution adopting final negative declaration, finding and determining that amending City Planning Code Section 304 to limit the application of the Planned Unit Development provisions to residential use will have no significant impact on the environment, and adopting and incorporating findings of the final negative declaration. (City Planning)

# ACTION:

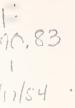
8. File 93-82-6 [Planned Unit Development] Ordinance amending City Planning Code by amending Section 304, relating to planned unit development, to restrict its use to residential developments. (Britt)

# ACTION:

9. File 109-84-3 Hearing to consider amending the Rent Control Ordinance to provide that a leasee is entitled to evict a subleasee from the premises. (Nelder)

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102







# BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184

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July 12, 1984

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# NOTICE OF CANCELLED MEETING

The regularly scheduled meeting of the Planning, Housing and Development Committee for Tuesday, July 17, 1984, at 2:00 p.m. has been cancelled.

The next regular meeting will be Tuesday, August 21, 1984.

John L. Taylor Clerk of the Board

POSTED: 7/13/84

INPORTANT
HEARING HOTICE

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102 \$.40.83 \$1 8-21-84

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, August 21, 1984 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

1. File 93-82-6.1 [Neg. Dec. 82.508ET - PUD] Resolution adopting final negative declaration, finding and determining that amending City Planning Code Section 304 to limit the application of the Planned Unit Development provisions to residential use will have no significant impact on the environment, and adopting and incorporating findings of the final negative declaration. (City Planning)

#### ACTION:

2. File 93-82-6 [Planned Unit Development] Ordinance amending City Planning Code by amending Section 304, relating to planued unit development, to restrict its use to residential developments. (Britt)

#### ACTION:

File 116-84-1.1 [Electrical Code] Resolution endorsing those changes and providing findings as to the local conditions requiring changes of the State Building Code for residential buildings, as required by the State Health and Safety Code. (Public Works)

#### ACTION:

4. File 116-84-1.2 [Electrical Code] Ordinance repealing Part II. Chapter 3 (Electrical Code) of the San Francisco Municipal Code; adopting by reference the 1981 National Electrical Code as the Electrical Code for San Francisco; and amending the National Electrical Code. (Public Works)

#### ACTION:

5. Film 90-84-3 [Landmarks] Ordinance designating the St. Poniface Church as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

#### ACTION:

6. File 90-84-4 [Landmarks] Ordinance designating the Notre Dame des Victoires Church and Rectory as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

#### ACTION:

7. File 90-84-10 [Landmarks] Ordinance designating California Hall at 625 Polk Street as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

#### ACTION:

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AUG 1 5 1984

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Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

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IMPORTANT HEARING NOTICE

# CALENDAR

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PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

SEP 1 9 1984

SAN FRANCISCO PUBLIC LIBRARY

Board of Supervisors City & County of San Francisco

Tuesday, September 18, 1984 - 2:00 PM

Room 228, City Hall

2.00 [6]

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

1. File 93-82-6.1 [Negative Declaration 82.508ET]
Resolution adopting final negative declaration, finding and determining that amending City Planning Code Section 304 to limit the application of the Planned Unit Development provisions to residential use will have no significant impact on the environment, and adopting and incorporating findings of the final negative declaration. (City Planning) (COMPANION TO FOLLOWING ITEM)

(Cont. from 8/21/84)

#### ACTION:

2. File 93-82-6 [Planned Unit Development] Ordinance amending City Planning Code by amending Section 304. relating to planned unit development, to restrict its use to residential developments. (Britt) (COMPANION TO PRECEDING ITEM)

(Continued from 8/21/84 with pending amendment as follows: On Page 3. Line 19. add Section 2. "This ordinance is not intended to apply to any proposed development which the City Planning Commission or the Board of Supervisors has approved as a Planned Unit Development prior to the effective date of this ordinance, whether or not such approval is thereafter modified in any manner."

#### ACTION:

File 36-84-8.2. [Nob Hill Reclassification] Resolution imposing interim zoning controls of property located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street from a 160A height and bulk district to a 65A height and bulk district. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Silver, Walker, Ward) (COMPANION TO FOLLOWING ITEM)

# ACTION:

4. File 36-84-8.3. [Nob Hill Reclassification] Resolution adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located in the area generally bounded by a line between Pine and California Streets. a line between Leavenworth and Jones Streets. Washington Street, a line between Jones and Taylor Streets. Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets. Sacramento Street, and Mason Street from a 160A height and bulk district to a 65A height and bulk district. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Silver, Walker, Ward) (COMPANION TO PRECEDING ITEM)

Planning, Housing and Development

File 13-84-8 [Natural and Scenic Area] Resolution expressing support for the efforts of San Francisco's Congressional delegation to prevent the appropriation of six acres of Golden 8. Gate National Recreation Area land for the purpose of building a parking lot. (Maher)

#### ACTION:

File 68-84-15 [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Economic Development to apply for and 9. accept Urban Development Action Grant Funds. (Mayor)

#### ACTION:

File 68-84-16 [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Economic Development to apply for and 10. accept Urban Development Action Grant Funds. (Mayor)

#### ACTION:

File 109-84-3 Hearing to consider amending the Rent Control Ordinance to provide that a leasee is entitled to evict a 11. subleasee from the premises. (Nelder)

#### ACTION:

File 118-84-3 [Smoke Detectors] Draft ordinance amending Part II, Chapter I. San Francisco Municipal Code (Building Code) by 12. amending Section 1210(a) thereof and by amending Part II, Chapter XII. San Francisco Municipal Code (House Code) by amending Section 309 thereof: and by adding Section 910 thereto; and by adding Section 910 Single Station Smoke Detector and Alarm; amending Part II. Chapter IV. San Francisco Municipal Code (Fire Code) by amending Section 21.20 thereof: and amending Part II. Chapter III. San Francisco Municipal Code (Electrical Code) by amending Section 701.1 thereof. (Silver)

ACTION:

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

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IMPORTANT HEARING NOTICE Public Library Civic Center

12. File 90-84-12. [Historical Landmark] Initiating the procedure for the designation of a structure as an historical landmark by approving referral to the Landmarks Preservaton Advisory Board of the property located at 312 Leavenworth Street, commonly known as Newman's Gym. (Kopp)

ACTION:

13. File 90-84-13 (Landmarks) Draft ordinance designating 312 Leavenworth Street as a landmark pursuant to Article 10 of the City Planning Code. (Kopp)

ACTION:

14. File 90-84-2 [Landmarks] Ordinance designating the First Congregational Church as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

(Cont. from 5/15/84)

ACTION:

15. File 90-84-11 [Landmarks] Ordinance designating McLaren Lodge in Golden Gate Park at Fell and Stanyan Street as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

ACTION:

16. File 90-84-14 (Landmarks) Resolution initiating the procedure for the designation of a structure as an historical landmark by approving referral to the Landmarks Preservation Advisory Board of the property located at 62 Alta Street. commonly known as the Duck House. (Britt)

ACTION:

17. File 193-84 Hearing to consider artist live/work spaces to determine whether there are currently adequate controls to protect their existence. (Walker)

(Cont. from 6/19/84)

ACTION:

18. File 109-84-3 Hearing to consider amending the Rent Control Ordinance to provide that a leasee is entitled to evict a subleasee from the premises. (Nelder)

(Cont. from 8/21/84)

ACTION:

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5. File 13-84-9. [Federal Legislation] Resolution supporting H.R. 6045 which would make it a federal offense to deface, damage or destroy any religious property. (Britt)

#### ACTION:

6. File 68-84-17 [Housing Rehabilitation Funds] Resolution authorizing the Mayor to apply for, accept, and administer an entitlement from the Dept. of Housing and Urban Development for a total amount not to exceed \$2 million for the Rental Rehabilitation Program authorized under Sec. 301 of the Housing and Urban Rural Recovery Act of 1984, Public Law No. 98-81, Statute 1153. (Mayor)

#### ACTION:

7. File 68-84-18 (Housing Grant) Resolution authorizing Mayor's Office of Housing and Economic Development to apply for and accept housing development funds in amount not to exceed \$2,700,000. (Mayor)

#### ACTION:

8. File 36-84-9.1 (Zoning Appeal) Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-2 (House, Two-family) District to an RH-1 (House, One-family) District of property located at 6509-6533 California St., Lots 41 through 47 in Assessor's Block 1406, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO FOLLOWING ITEM)

#### ACTION:

9. File 36-84-9.2. [Zoning Appeal] Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-2 (House, Two-family) District to an RH-1 (House, One-family) District of property located at 6509-6533 California St., Lots 41 through 47 in Assessor's Block 1406, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO PRECEDING ITEM)

### ACTION:

10. File 337-84-1. [84.249 ETZ] Resolution adopting final Negative Declaration, finding and determining that the proposed amendment to the Zoning Map to establish boundaries for the Rincon Hill Special Use District; proposed reclassification of property therein; and proposed amendment to City Planning Code will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning) (COMPANION TO THE FOLLOWING ITEM)

# ACTION:

11. File 337-84-2. [Zoning Map Amendment] Ordinance establishing boundaries for Rincon Hill Special Use District, property bounded generally by Spear, Harrison, Essex and Folsom Streets; adopting Zoning Map amendment to reclassify the property therein from M-1 and P to RC-3 provide for a Rincon Hill Special Use District. (City Planning) (COMPANION TO THE PRECEDING ITEM)

# ADDENDUM

Public Library
Civic Center

CALENDAR CALENDAR

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, September 18, 1984 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

19. File 114-84-1 (Fire Ratings) Draft Ordinance amending Part II, Chapter 1, Article III of the San Francisco Municipal Code (Building Code) by amending Sections 508 and 3304(g) to eliminate the requirement for 1-hour rated features in sprinklered buildings. (Public Works)

ACTION:

DOCUMENTS DEPT.

SEP 1 9 1984

SAN FRANCISCO

Planning, Housing & Dev. Cmte. BOARD OF SUPERVISORS Room 235, City Hall San Francisco, CA 94102 111/64

## CALENDAR PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Tuesday, October 16, 1984 - 2:00 PM

Room 228, City Hall

Supervisors Kopp, Kennedy, Silver present:

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Clerk : Greg Hobson

OCT 1 7 1984

SAN FRANCISCO

[Fire Ratings] Ordinance amending Part II. File 114-84-1 1. Chapter 1. Article III of the San Francisco Municipal Code (Building Code) by amending Sections 508 and 3304(g) to eliminate the requirement for one-hour rated features in sprinklered buildings. (Silver)

(Rereferred to Committee 10/1/84)

#### ACTION:

File 90-84-13 [Landmarks] DRAFT ordinance designating 312 2. Leavenworth Street as a landmark pursuant to Article 10 of the City Planning Code. (Kopp)

(Continued from 9/18/84)

#### ACTION:

File 110-84-5.2 [Geary Boulevard Restaurant and Fast Food Establishments Moratorium] Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau 3. Inspection, and other permit issuing agencies to suspend action on applications for restaurants and fast food establishments on Geary Boulevard between 20th and 26th Avenues. (COMPANION TO THE FOLLOWING FILES)

### ACTION:

File 110-84-5.3 [Geary Boulevard Restaurant and Fast Food Establishments Moratorium - Interim Controls] Resolution 4. imposing interim zoning controls to temporarily prohibit the approval of permits for the establishment and operation of restaurants and fast food establishments on Geary Boulevard between 20th and 26th Avenue, for a twelve month period. (Kopp) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

File 110-84-5 [Geary Boulevard Restaurant and Fast Food Establishments Moratorium] Ordinance temporarily prohibiting 5. the approval of permits for the establishment and operation of restaurants and fast food establishments on Geary Boulevard between 20th and 26th Avenues, for twelve months; providing for definitions and a severability clause. (Kopp) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

File 325-84 Hearing to consider plans of the Port Commission for the developemnt or redevelopment of Pier 45. (Kopp) 6.



Resolution disapproving the action of the City Planning Commission in imposing interim zoning conrols to establish boundaries for the Rincon Hill Special Use District for Streets, to reclassify the property therein from M-l and P to office use. (Kopp) (COMPANION TO THE PRECEDING ITEM)

#### ACTION:

File 337-84-2 [Rincon Hill Interim Controls Zoning Map Amendment] Ordinance establishing boundaries for Rincon Hill Special Use District, property bounded generally by Spear, Harrison, Essex and Folsom Streets; adopting Zoning Map amendment to reclassify the property therein from M-1 and P to RC-3 district; and adding Section 249B to City Planning Code to provide for a Rincon Hill Special Use District. (City Planning) (COMPANION TO THE PRECEDING ITEM)

(Continued from 9/18/84)

#### ACTION:

File 115-84-1.1 [General Advertising Signs Neg. Dec. 83.639ET] Resolution adopting final negative declaration. finding and determining that the establishment of restrictions upon size and number of general advertising signs in C-2 Districts will have no significant impact on the environment. and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

#### ACTION:

File 115-84-1.2 [General Advertising Signs] Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 607 to provide that in C-2 Districts only one, non-directly illuminated general advertising sign (billboard) limited to a maximum of 300 square feet shall be permitted on any lot. (City Planning) (COMPANION TO THE PRECEDING FILE)

# ACTION:

18. File 369-84 [Task Force] Resolution memorializing her Honor, the Mayor, to create a task force to develop plans with the new Bayview Committee for the removal of blight and deterioration along the Third Street Corridor, and urging her Honor to submit a supplemental appropriation for the purpose of funding said removal. (Ward)

#### ACTION:

File 115-84-4 [Permits - Shadowing Parks] Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 291 thereto prohibiting the issuance of any building permit for structures which will shadow property under the jurisdiction of the Recreation and Park Commission except upon the prior approval of the City Planning Commission, with certain exceptions. (Nelder, Molinari, Silver, Hongisto)

# ACTION:

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO FILE ITEM 19.

File 356-84 [Office Limitation] DRAFT resolution establishing an annual maximum on office development in the City and County 7. of San Francisco. (Walker)

#### ACTION:

File 110-84-3.2 [Ocean Avenue Restaurant and Fast Food Establishments Moratorium] Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of 8 . Building Inspection, and other permit issuing agencies to suspend action on applications for restaurants and fast food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive. (Britt, Molinari, Kennedy) (COMPANION TO THE FOLLOWING FILES)

#### ACTION:

File 110-84-3.3 [Ocean Avenue Restaurant and Fast Food Establishments Moratorium - Interim Controls] Resolution 9. imposing interim zoning controls to temporarily prohibit the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Avenue. between Phelan Avenue and Manor Drive, for a twelve month period. (Britt, Molinari, Kennedy) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

[Ocean Avenue Restaurant and Fast Food Establishments Moratorium] Ordinance temporarily prohibiting 10. the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Avenue. between Phelan Avenue and Manor Drive, for twelve months; providing for definitions and a severability clause. (Britt, Molinari, Kennedy) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

[Federal Legislation] Resolution supporting File 13-84-9. H.R. 6045 which would make it a federal offense to deface, 11. damage or destroy any religious property. (Britt)

(Continued from 9/18/84)

## ACTION:

File 337-84-1 [Rincon Hill Interim Controls Neg. Dec. 84.249 12. ETZ] Resolution adopting final negative declaration, finding and determining that the proposed amendment to the Zoning Map to establish boundaries for the Rincon Hill Special Use District; proposed reclassification of property therein; and proposed amendment to City Planning Code will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING ITEMS)

(Continued from 9/18/84)

#### ACTION:

[Rincon Hill Interim Zoning Controls] 13. File 337-84-3 Resolution ratifying the action of the City Planning Commission in imposing interim zoning conrols to establish boundaries for the Rincon Hill Special Use District for property bounded generally by Spear, Harrison, Essex and Folsom Streets, to reclassify the property therein from M-1 and P to RC-3, and to impose additional restrictions on conversion to office use. (COMPANION TO THE PRECEDING ITEM) (Корр)

# CALENDAR

# Meeting of

# JOINT FINANCE/PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Wednesday, October 17, 1984, 2:00 p.m.

Legislative Chambers City Hall, 2nd Floor

Present: Supervisors Renne, Kopp, Molinari, Kennedy, Silver

Clerk: Barbara Stavro Taylor

NOTE: Three (3) copies of the Budget Analyst's Report will be available for review on the counter in the office of the Clerk of the Board, Room 235, City Hall, at 10:00 a.m. the day of the meeting.

1. File 79-84-3. [Federal Funding - Community Development] Resolution approving the 1985 Community Development Program and Housing Assistance Plan. authorizing the Mayor to apply for, receive, and administer the distribution of the City's 1985 Community Development Block Grant Entitlement from the U.S. Department of Housing and Urban Development, approving expenduture schedules for recipient departments and agencies, providing for the execution of contracts between the City and County of San Francisco and the San Francisco Redevelopment Agency and between City and County of San Francisco and the San Francisco Housing Authority, and determining no environmental evaluation is required.

File 115-84-6 [Park Shadowing ] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto requiring City Planning 20. Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. (City Attorney)

File 36-84-8.2 [Nob Hill Reclassification - Interim Controls] Resolution imposing interim zoning controls of property located in the area generally bounded by a line between Pine and 21. California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street from a 160A height and bulk district to a 65A height and bulk district. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Silver, Walker, Ward) (COMPANION TO FOLLOWING ITEM)

File 36-84-8.3 [Nob Hill Reclassification] Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property 22. located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street from a 160A height and bulk district to a 65A height and bulk district. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Silver, Walker, Ward) (COMPANION TO THE PRECEDING ITEM)

#### ACTION:

NOTE:

THE CITY ATTORNEY ADVISES THIS MATTER CANNOT BE ACTED ON AT THIS MEETING AND ACCORDINGLY THE COMMITTEE CHAIRMAN WILL ENTERTAIN A MOTION TO CONTINUE ITEMS AND 21 TO THE REGULAR NOVEMBER MEETING.

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102



DOCUMENTS DEPT.

OCT 2 9 1984

CALENDAR

SPECIAL MEETING OF THE
PLANNING, HOUSING AND DEVELOPMENT

SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City & County of San Francisco

Monday, November 5, 1984 - 1:30 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

Clerk : Greg Hobson

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Resolution adopting final negative declaration, finding and determining that creation of an Interim Special Use District for property located in the area generally bounded by Broadway, Columbus Avenue, Washington Street to Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the north side of California Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Washington Street and the northerly frontages of Washington Street to Powell Street and then the eastern and western frontages of Powell Street to Broadway will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Kopp) (COMPANION TO THE FOLLOWING FILES)

### ACTION:

File 110-84-8.2 [Chinatown Interim Zoning Controls]
Resolution ratifying City Planning Commission Resolution No.
10121 imposing interim zoning controls to establish an Interim
Chinatown Core Special Use District and to regulate the
elimination of dwelling units and the establishment of
financial institutions in that district, an irregularly shaped
area bounded generally by Bush, Mason, Broadway, Columbus, and
Montgomery Streets. (Kopp) (COMPANION TO THE PRECEDING FILE)

# ACTION:

File 110-84-8.3 [Chinatown Interim Zoning Controls]
Resolution disapproving City Planning Commission Resolution No. 10121 imposing interim zoning controls to establish an Interim Chinatown Core Special Use District and to regulate the elimination of dwelling units and the establishment of financial institutions in that district, an irregularly shaped area bounded generally by Bush, Mason, Broadway, Columbus, and Montgomery Streets. (Kopp) (COMPANION TO THE PRECEDING FILE)

File 115-84-6 [Park Shadowing ] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto requiring City Planning by adding Section 295 thereto require which would cast a shadow or 20. Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. (City Attorney)

ACTION:

File 36-84-8.2 [Nob Hill Reclassification - Interim Controls] Resolution imposing interim zoning controls of property located 21.

FINANCE COMMITTEE Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102 01-090,83 1/20/24

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# CALENDAR PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, November 20, 1984 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver Absent: Supervisor Silver Items #1, 3, 4-15. Clerk: Greg Hobson

1. File 90-84-13 [Landmarks] Draft ordinance designating 312 Leavenworth Street as a landmark pursuant to Article 10 of the City Planning Code. (Kopp)

ACTION: ORDINANCE PREPARED IN AND REPORTED OUT OF COMMITTEE APPROVED AS TO FORM; ENTITLED "Designating the Cadillac Hotel at 366-394 Eddy Street as a landmark pursuant to Article 10 of the City Planning Code." RECOMMENDED.

File 90-84-14 [Landmarks] Resolution initiating the procedure for the designation of a structure as an historical landmark by approving referral to the Landmarks Preservation Advisory Board of the property located at 62 Alta Street, commonly known as the Duck House. (Britt)

ACTION: TABLED.

File 110-84-5.4 [Geary Blvd. Environmental Review-Neg. Dec. 84.485ET/84.515ET] Resolution adopting final negative declaration, finding and determining that a 12-month moratorim on restaurants and fast-food establishments on Geary Boulevard between 17th and 26th Avenues, in portions of Assessor's Block 1449-1457 and 1519-1527 will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO FILES 110-84-5, 110-84-5.3, 110-84-6, 110-84-6.2, 110-84-6.3)

ACTION: RECOMMENDED.

File 110-84-5 [Geary Boulevard Restaurant and Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 20th and 26th Avenues, for six months; providing for definitions and a severability clause. (Kopp) (COMPANION TO THE FOLLOWING FILE)

ACTION: AMENDED. On Page, Line 15 after "premise" insert "bakery"; Line 22. after "as a" insert "bakery or". RECOMMENDED AS AMENDED. (See Item #5.)

5. File 110-84-5.3 [Geary Boulevard Restaurant and Fast Food Establishments Moratorium] Resolution imposing zoning controls to temporarily prohibit the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 20th and 26th Avenues, for a six month period. (Kopp) (COMPANION TO THE PRECEDING FILE)

ACTION: RECOMMENDED. (Note: Prusuant to Section 306.7(b) of the City Planning Code, the proposed ordinance under File 110-84-5, is incorporated as an exhibit to this resolution.)

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20. File 115-84-6 [Park Shadowing] Ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto requiring City Planning Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for property under the Recreation and Park Commission. (City Attorney)

ACTION:

21. File 36-84-8.2 [Nob Hill Reclassification - Interim Controls]
Resolution imposing interim zoning controls of property located

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102

Public Library Civic Center

IMPORTANT HEARING NOTICE 6. File 110-84-6 [Geary Boulevard Restaurant and Fast Food Establishments Moratorium] Ordinance Temporarily prohibiting the approval of permits for the establishment and operation of restaurants and fast food establishments on Geary Boulevard between 17th and 20th Avenues, for twelve months; providing for definitions and a severability clause. (Kopp) (COMPANION TO THE FOLLOWING FILE)

ACTION: AMENDED. Delete words "restaurants and" in the title. On Page 1, line 16 delete the words "off premises". Starting on Page 1. delete subsection (3) entirely. On Page 1, Line 15 after "premise" insert "bakery": Line 22, after "as" insert "bakery or". On Page 2, line 24 delete the words "restaurant or". One Page 3, line 2 delete "restaurants or". Change effective period from 12 months to 6 months. NEW TITLE "Temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 17th and 20th Avenues, for six months; providing for definitions and a severability clause." RECOMMENDED AS AMENDED. (See ltem #8.)

7. File 110-84-6.2 (Geary Boulevard Restaurant and Fast Food Extablishments Moratorium) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, and other permit issuing agencies to suspend action on applications for restaurants and fast food establishments on Geary Boulevard between 17th and 20th Avenues. (Kopp) (COMPANION TO THE PRECEDING FILE)

ACTION: TABLED.

8. File 110-84-6.3 [Geary Boulevard Restaurant and Fast Food Extablishments Moratorium - Interim Zoning Controls]
Resolution imposing interim zoning controls to temporarily prohibit the approval of permits for the establishment and operation of restaurants and fast food establishments on Geary Boulevard, between 17th and 20th Avenues, for a twelve month period. (Kopp) (COMPANION TO THE PRECEDING FILE)

ACTION: AMENDED. Delete in the title, on Page 1, line 11, on Page 2, line 1 the words "restaurants and". Change effective date from 12 months to 6 months. RECOMMENDED AS AMENDED. (Note: Prusuant to Section 306.7(b) of the City Planning Code, the proposed ordinance under File 110-84-6, is incorporated as an exhibit to this resolution.)

9. File 36-83-10.1 [Columbus Ave. Neg. Dec.] Resolution adopting final negative declaration finding and determining that reclassification of the block bounded by Columbus Avenue. Washington, Kearny and Jackson Streets will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: TABLED.

Ordinance adopting zoning map amendment changing use classification of property on the block bounded by Columbus Avenue, Washington, Kearny and Jackson Streets from a C-2 District to an RC-4 District. (City Planning) COMPANION TO THE PRECEDING FILE

ACTION: TABLED.

20. File 115-84-6 [Park Shadowing] Ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto requiring City Planning by adding Section 295 thereto requiring City Planning Commission approval of projects which would cast a shadow on Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for property under the projects which would cast a shadow on Acquisition by, the Recreation and Park Commission. (City Attorney)

# ACTION:

21. File 36-84-8.2 [Nob Hill Reclassification - Interim Controls]
Resolution imposing interim zoning controls of property located

Pile 110-84-1 [Polk Street Moratorium] Ordinance prohibiting the approval of certain permits on those properties fronting on Polk Street bounded by Broadway, Geary Street. Van Ness Avenue and Larkin Street, excluding properties fronting on Van Ness Avenue and Larkin Street for twelve (12) months to provide for certain exemptions, definitions and a severability clause. (Silver)

ACTION: TABLED.

12. File 110-84-2 [Telegraph Hill Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those blocks bounded by Mason Street on the west, Lombard Street on the north, Grant Avenue on the east and Broadway on the south, for a period of twelve (12) months; providing for definition and a severability clause. (Silver)

ACTION: TABLED.

13. File 110-84-3.4 [Ocean Ave. Environmental Review-Neg. Dec. 84.500ET] Resolution adopting final negative declaration, finding and determining that a 12-month moratorium on restaurants and fast-food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive, on portions of Assessor's Blocks 3180, 3191, 3196-3199, 3279-3283, 6914~6915, 6933-6936, and 6941-6949 will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO FILES 110-84-3, 110-84-3.3)

ACTION: RECOMMENDED.

14. File 110-84-3 [Ocean Avenue Restaurant and Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive, for twelve months; providing for definitions and a severability clause. (Britt, Molinari, Kennedy) (COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED. (See Item 15.)

15. File 110-84-3.3 [Ocean Avenue Restaurant and Fast Food Establishments Moratorium] Resolution imposing interim zoning controls to temporarily prohibit the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive, for a twelve month period. (Britt, Molinari, Kennedy) (COMPANION TO THE PRECEDING FILE)

ACTION: RECOMMENDED. (Note: Pursuant to Section 306.7(b) of the City Planning Code. the proposed ordinance under File 110-84-3 is incorporated as an exhibit to this resolution.)

16. File 36-84-8.4 [Nob Hill Environmental Review-Neg. Dec. 84.453EZ] Resolution adopting final negative declaration. finding and determining that reclassification of property from a 160-A Height and Bulk District of property located on Nob Hill. all or portions of Assessor's Blocks 222A, 245 (except OS District), 246, 253A, 214, 215, 220, 221, 222, 223, 247, 252. 253, and 254. Will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO FILES 36-84-8.2, 36-84-8.3)

ACTION: RECOMMENDED.

20. File 115-84-6 [Park Shadowing ] Ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto requiring City Planning Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for property under the Recreation and Park Commission. (City Attorney)

#### ACTION:

21. File 36-84-8.2 [Nob Hill Reclassification - Interim Controls]
Resolution imposing interim zoning controls of property located

Pile 36-84-8.2 [Nob Hill Reclassification - Interim Controls]
Resolution imposing interim zoning controls of property located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets. Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street from a 160A Height and Bulk District to a 65A Height and Bulk District. (Molinari, Britt, Hongisto, Kennedy, Kopp, Maher, Nelder, Renne, Silver, Walker, Ward) (COMPANION TO FOLLOWING ITEM)

ACTION: AMENDED. Change effective period from 18 months to 12 months. (Supvervisor Silver dissenting on amendment.) RECOMMENDED AS AMENDED. (Note: Pursuant to Section 306.7(b) of the City Planning Code. the proposed ordinance under File 36-84-8.3, is incorporated as an exhibit to this resolution.)

#### OFF CALENDAR

RESOLUTION PREPARED IN AND REPORTED OUT OF COMMITTEE. ENTITLED: [Nob Hill Reclassification] Resolution extending time within which the City Planning Commission must render its decision regarding the proposed Nob Hill Zoning Reclassification to ten (10) months. File 36-84-8.5 RECOMMENDED.

Pile 36-84-8.3 [Nob Hill Reclassification] Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets. Sacramento Street, and Mason Street from a 160A Height and Bulk District to a 65A Height and Bulk District. (Molinari, Britt, Hongisto, Kennedy, Kopp, Maher, Nelder, Renne, Silver, Walker, Ward) (COMPANION TO THE PRECEDING ITEM)

ACTION: RECOMMENDED. (See Item #17.)

19. <u>Pile 115-84-8</u> Hearing to consider amending the City Planning Code to permit tenants in possession of artist live/work spaces to make application for permit of occupancy. (Silver)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

20. File 68-84-28 [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Economic Development to apply for and accept Urban Development Action Grant funds in an amount not to exceed \$500.000 for Folsom Street Renovation Project. (Silver)

ACTION: RECOMMENDED.

21. File 68-84-29 [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Economic Development to apply for and accept Urban Development Action Grant funds in an amount not to exceed \$3.000.000 for Potrero Hill Business Center sponsored by Bay West Development Company and Plaschi/Cox Group. (Silver)

ACTION: TABLED.

File 115-84-6 [Park Shadowing ] Ordinance amending Part II. Chapter II, San Francisco Municipal Code (City Planning Code)
by adding Section 295 thereto reguiring City Planning 20. by adding Section 295 thereto regulring City Planning
Commission approval of projects which would cast a shadow on
property under the jurisdiction of, or designated for
acquisition by, the Recreation and Park Commission. (City Attorney)

#### ACTION:

File 36-84-8.2 [Nob Hill Reclassification - Interim Controls] Resolution imposing interim zoning controls of property located 21.

Planning, Housing and Development

Page 5

# THE CHAIR PLANS TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEMS

22. File 114-84-2 [Uniform Building Code] DRAFT ordinance repealing Part II. Chapter I of the San Francisco Municipal Code (Building Code); adopting by reference the 1982 Uniform Building Code as the Building Code for San Francisco. (Kopp)

ACTION: TABLED.

23. <u>File 113-84-1</u> [Residential Hotels] Ordinance amending the San Francisco Administrative Code by amending Section 41.4 thereof to expand the definition of interested party to include certain non-profit organizations. (Britt)

ACTION: TABLED.

File 115-84-6 [Park Shadowing ] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto reguiring City Planning 20. Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. (City Attorney)

# ACTION:

File 36-84-8.2 [Nob Hill Reclassification - Interim Controls]
Resolution imposing interim zoning controls of property located 21.

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# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, December 18, 1984 - 2:00 PM

Room 228, City Hall

Present: Supervisors Kopp, Kennedy, Silver

DOCUMENTS DEPT.

Clerk : Greg Hobson

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1. File 115-84-1.1 [General Advertising Signs Neg. Dec. 83.639ET] Resolution adopting final negative declaration. finding and determining that the establishment of restrictions upon size and number of general advertising signs, and upon directly-illuminated general advertising signs in C-2 Districts will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

#### ACTION:

File 115-84-1.2 [General Advertising Signs] Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 607 to provide that in C-2 Districts only one, non-directly illuminated general advertising sign (bill board) limited to a maximum of 300 square feet shall be permitted on any lot. (City Planning) COMPANION TO THE PRECEDING FILE

#### ACTION:

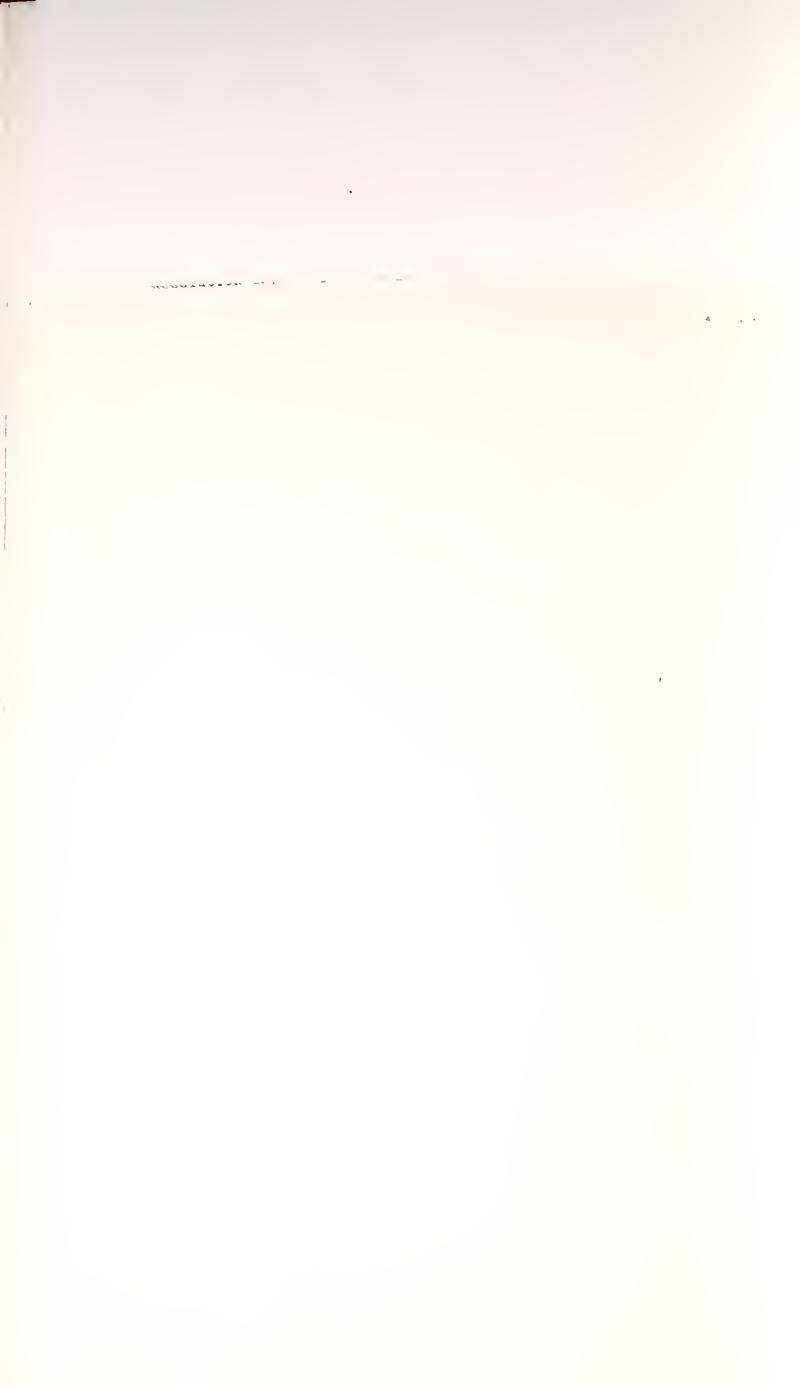
3. <u>File 434-84</u> [Gasoline Stations] Draft ordinance amending Administrative Code to require Board of Supervisors approval before conversion or demolition of a full service gasoline station. (Supervisor Kopp)

# ACTION:

File No. 115-84-6 [Park Shadowing Ordinance] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto requiring City Planning Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. (City Attorney)

#### ACTION:

File 36-84-11.1 [Zoning Map Change-London St., Neg. Dec. 84.301EZ] Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-2 (House, Two-Family) District to a C-2 (Community Business) District of property located at 400 London Street at Persia Street, Lot 1 in Assessor's Block 6084, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)



File 115-84-11 [Interim Zoning Controls] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by amending Section 306.7 thereof to change the procedure for the interim zoning controls process. (Supervisor Kopp)

#### ACTION:

13. File 430-84 Hearing to determine if the City will support a resolution to acknowledge Washington Hall (at the Plaza/Portsmouth Sguare) as a Point of Historical Interest, per the State of California Department of Parks and Recreation. (Supervisor Nelder)

#### ACTION:

14. File 114-84-3 [CEFT Loan] Ordinance amending Part II, Chapter I. San Francisco Municipal Code (Building Code) by amending Section 210 regarding CERF (Code Enforcement and Rehabilitation Fund) loan eligibility. (Public Works)

#### ACTION:

15. File 68-84-33 [Housing Rehabilitation Funds] Resolution authorizing the Mayor of the City and County of San Francisco to apply for, accept, and administer an entitlement from the Department of Housing and Urban Development for a total amount not to exceed two million dollars (\$2,000,000) for the Rental Rehabilitation Program authorized under Section 301 of the Housing and Urban Rural Recovery Act of 1983, Public Law Number 98-81. Statute 1153. (Supervisor Renne)

#### ACTION:

16. File 403-84 [Housing Policy] Resolution adopting a policy of the City and County of San Francisco for expanding the City's housing supply and for preserving the City's stock of affordable rental housing. (Supervisor Maher)

# ACTION:

17. File 90-84-15 [Historic District] Resolution initiating designation of an historic district pursuant to Article 10 of the City Planning Code of the area bounded by Greenwich, Filbert. Montgomery and Sansome Streets, including Napir Lane and Darrell Place, and those properties on Alta Street, between Montgomery and Sansome Streets. (Supervisor Maher)

#### ACTION:

File 267-81-2.5 [Financial Institutions Moratorium - Chinatown] Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those eighteen blocks bounded on the east by the east side of Kearny Street and the west side of Columbus Avenue, on the west by the east side of Powell Street, on the north by the south side of Broadway, and on the south by the north side of California Street until May 31, 1985; providing for definition and a severability clause. (Supervisor Molinari)

# ACTION:

19. File 267-81-5.4 [Financial Institutions Moratorium - North Beach] Ordinance extending the temporary prohibition against the approval of permits for the establishment of financial the approval on those blocks bounded by Mason Street on the institutions on those blocks bounded by Mason Street on the west. Lombard Street on the north. Grant Avenue on the east and Broadway on the south, to May 31, 1985. (Supervisor Molinari)

6. File 36-84-11.2 [Zoning Map Change-London St., 84.301EZ]
Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located at 400 London Street at Persia Street, Lot 1 in Assessor's Block 6084, from an RH-2 (House, Two-Family) District to a C-2 (Community Business) District. (City Planning) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

7. File 36-84-12.1 [Zoning Map Change-19th Ave., Neg. Dec. 84.156EZ] Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-1 (House, One-Family) District to a C-2 (Community Business) District of property located at 2404 - 19th Avenue, between Traval and Ulloa Streets, Lot 28A in Assessor's Block 2407, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

#### ACTION:

8. File 36-84-12.2 [Zoning Map Change-19th Ave., 84.156EZ]
Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located at 2404 - 19th Avenue, between Taraval and Ulloa Streets, Lot 28A in Assessor's Block 2407, from an RH-1 (House, One-Family) District to a C-2 (Community Business) District. (City Planning) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

9. File 115-84-13.1 [Environmental Review - Special Sign District - Neg. Dec. 84.281E] Resolution adopting final negative declaration, finding and determining that amending the City Planning Code to add signs exempting accredited hospitals throughout the city of San Francisco to the list of exemptions from Article 6 of the City Planning Code which regulates signs will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Dept. of City Planning) (COMPANION TO FOLLOWING FILE)

#### ACTION:

Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 608.11 thereof to provide for Districts adjacent to or across the street from C or M Conditional use. (Dept. of City Planning) (COMPANION TO THE

# ACTION:

Part II. Chapter II. of the San Francisco Municipal Code (City Planning Code) by amending Section 306.7 thereof to change the controls imposed by the City Planning Commission. (Supervisor Kopp)

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PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors
City and County of San Francisco

Tuesday, January 15, 1985 - - 2:00 PM - - Room 228, City Hall

Present: Supervisors Silver, Renne, Kennedy

Clerk: Howard A. Jensen

1. File 434-84 [Gasoline Stations] Draft ordinance amending Administrative Code to reguire Board of Supervisors' approval before conversion or demolition of a full service gasoline station. (Supervisor Kopp)

ACTION: CONTINUED TO CALL OF CHAIR.

2. File 115-84-9 [Interim Zoning Controls] Ordinance amending Part II. Chapter II. of the San Francisco Municipal Code (City Planning Code) by amending Section 306.7 thereof to change the procedure for ratification and disapproval of interim zoning controls imposed by the City Planning Commission. (Supervisor Kopp)

ACTION: CONTINUED TO 2/19/85

3. File 115-84-11 [Interim Zoning Controls] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by amending Section 306.7 thereof to change the procedure for the interim zoning controls process. (Supervisor Kopp)

ACTION: CONTINUED TO 2/19/85

4. <u>File 235-81-1</u>. [City Planning - Code Amendments] Ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by amending Section 302 thereof relating to approval of amendments to the City Planning Code by the Board of Supervisors. (Supervisor Walker)

ACTION: CONTINUED TO CALL OF CHAIR.

5. File 36-84-12.1. [Zoning Map Change. 84.156EZ] Adopting final negative declaration, filnding and determining that reclassification of property at 2404 Nineteenth Avenue will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration.

ACTION: RESOLUTION PREPARED IN AND REPORTED OUT OF COMMITTEE WITHOUT RECOMMENDATION.

6. File 36-84-12.2 [Zoning Map Change-19th Ave., 84.156EZ]
Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located at 2404 - 19th Avenue, between Taraval and Ulloa Streets, Lot 28A in Assessor's Block 2407, from an RH-1 (House, One-Family) District to a C-2 (Community Business) District. (City Planning Dept.) (COMPANION TO THE PRECEDING FILE)

ACTION: TO BOARD WITHOUT RECOMMENDATION.

7. Pile 110-84-10.4. [Environmental Review] Resolution adopting Final Negative Declaration, finding and determining that the establishment of interim and permanent controls on the conversion of dwelling units to any commercial use, reguiring conditional use authorization from the City Planning Commission for any such conversion, will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning) (COMPANION TO THE FOLLOWING FILES)

ACTION: RECOMMENDED.

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20. File 110-84-9.1 [Clement Street Moratorium] Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments, and bars on Clement Street between Park Presidio Boulevard and Clement Street between for twelve (12) months; providing for Thirty-fourth Avenue for twelve (12) months; providing definitions and a severability clause. (Supervisor Molinari)

## ACTION:

Pile 110-84-1.1 [Environmental Review-Polk Street Moratorium]
Resolution adopting final negative declaration, finding and determining that a moratorium on new permits for restaurants, determining and institutions in the area halls, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that a moratorium on new permits for restaurants, determining that

#### ACTION:

File 110-84-1 [Polk Street Moratorium] Ordinance prohibiting the approval of certain permits on those properties fronting on Polk Street bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street, excluding properties fronting on Van Ness Avenue and Larkin Street, for twelve months, to provide for certain exemptions, definitions and a severability clause. (Supervisor Silver) (COMPANION TO THE PRECEDING FILE)

#### ACTION:

NOTE: THE CHAIR INTENDS TO ENTERAIN A MOTION TO FILE THE FOLLOWING ITEM.

23. File 332-84 Hearing to consider creating an arbitration board or commission which would arbitrate complaints of non-compliance with San Francisco's heat ordinance on a case-by-case basis. (Supervisor Nelder)

ACTION:

Planning, Housing & Dev. Cmte. BOARD OF SUPERVISORS Room 235, City Hall San Francisco, CA 94102 8. File 110-84-10.1 [Conversion of Housing] Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Article 4. Section 401 to prohibit the conversion of residential to commercial use without conditional use authorization. (Supervisor Maher) (COMPANION TO THE PRECEDING AND FOLLOWING FILES)

ACTION: CONTINUED TO CALL OF CHAIR.

9. File 110-84-10.3 [Conversion of Housing] Resolution imposing interim zoning controls to prohibit the conversion of residential to commercial use without conditional use authorization. (Supervisor Maher) (COMPANION TO THE PRECEDING PILES)

(NOTE: Pursuant to Section 306.7(b) of the City Planning Code. the proposed ordinance under File 110-84-10.1, is incorporated as an exhibit to this resolution.)

ACTION: RECOMMENDED.

Pile 90-84-15 [Historic District] Resolution initiating designation of an historic district pursuant to Article 10 of the City Planning Code of the area bounded by Greenwich, Filbert, Montgomery and Sansome Streets, including Napir Lane and Darrell Place, and those properties on Alta Street, between Montgomery and Sansome Streets. (Supervisor Maher)

ACTION: <u>RECOMMENDED</u>.

11. <u>File 90-84-16</u> [Landmarks] Ordinance designating Mission Turn Hall at 3543 - 18th Street as a landmark pursuant to Article 10 of the City Planning Code. (City Planning Dept.)

ACTION: RECOMMENDED.

Pile No. 115-84-6 [Park Shadowing Ordinance] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by adding Section 295 thereto reguiring City Planning Commission approval of projects which would cast a shadow on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. (City Attorney)

ACTION: RECOMMENDED AS AMENDED.

13. File 430-84 Hearing to determine if the City will support a resolution to acknowledge Washington Hall (at the Plaza/Portsmouth Square) as a Point of Historical Interest, per the State of California Department of Parks and Recreation. (Supervisor Nelder)

ACTION: RECOMMENDED.

14. File 115-84-8 Hearing to consider amending the City Planning Code to permit tenants in possession of artist live/work spaces to make application for permit of occupancy. (Supervisor Silver)

ACTION: CONTINUED TO CALL OF CHAIR. (To be calendared when Art Commission's Task Force submits its report.)

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Special Meeting of HOUSING AND DEVELOPMENT COMMITTEE PLANNING,

Board of Supervisors City and County of San Francisco

DOCUMENTS DEPT.

Tuesday, January 29, 1985 - - 2:00 PM - - Legislative Chambers

Supervisors Silver, Renne, Kennedy Absent: Supervisor Kennedy Members:

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Clerk: Howard A. Jensen

Testimony at this hearing will be limited to issues of housing, traffic, and other mitigation measures raised by the Environmental Impact Report (EIR) on the Downtown Plan. However, all legislation before the Board of Supervisors which must be acted on by the Board to implement the Downtown Plan has been calendared. No testimony will be taken on Transfer of Development Rights, inclusion of particular buildings for historical landmark status, seismic standards or associated issues, which will be set for a separate Special Meeting of the Planning, Housing and Development Committee on the Downtown Plan. A second hearing on the Environmental Impact Report mitigation issues will be scheduled if, as anticipated, the volume of public testimony exceeds the length of the hearing.

1-5 [Environmental Review Downtown Permanent Zoning Resolution adopting Final Environmental Impact l. 223-84-5 Controls) Report, finding and determining that adoption of permanent controls, amending the City Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area to City Planning Commission Resolution No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of Final Environmental Impact Report. (City Planning Dept.)

Consideration continued to 2/5/85. ACTION:

File 223-84-4 [Downtown Plan Permanent Controls] Amending City Planning Code Sections 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 158, 161, 184, 210.3, 212, 215, 216, 219, 223, 260, 271, 304, 604, 1004, and making controls and making 2. 212. 215. 216. 219. 223. 260. 270. 271. 304. 604. 1004. and 1006.7; deleting Section 126; adding Section 102.19 and making corresponding changes in section numbers; adding Sections 128. 132.1, 137. 138. 146. 147. 148. 149. 152.5. 162. 163. 175.1. 175.2, 248. 249.1, 263.6, 263.7. 263.8. 272. 295 and 309; and by adding Article 11 encompassing Sections 1101 through 1123. and Appendices A through J to effect major changes in by adding Article 11 encompassing Sections 1101 through 1123. and Appendices A through J to effect major changes in regulations affecting C-3 Districts. including changing the floor area ratio and method of measuring gross floor area; eliminating Section 126 bonus system; establishing new districts; amending height and bulk limits; establishing design controls; authorizing imposition of additional requirements on developments; modifying rear yard requirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-G and C-3-S Districts with a conditional use; changing the regulation of hotels and offices; changing the requirements for off-street parking and loading spaces; reguiring tour bus loading in certain hotels; allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating districts in which controls are placed on alteration and demolition and requiring special review of new structures; establishing procedures for reviewing the new structures: establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions and amending the Zoning Map. (City Planning Dept.) (COMPANION TO THE PRECEDING FILE.)

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Note: Pending amendment to add the following language to the title.

"AND AMENDING THE ZONING MAP OF THE CITY AND COUNTY OF SAN
PRANCISCO TO MODIFY THE BOUNDARIES OF THE C-3 DISTRICTS AND TO
ESTABLISH WITHIN SAID C-3 DISTRICTS THE BOUNDARIES FOR THE
DOWNTOWN OFFICE SPECIAL DEVELOPMENT DISTRICT AND THE MID-SOUTH
OF MARKET SPECIAL USE DISTRICT AND FURTHER AMENDING THE ZONING
MAP TO ESTABLISH BOUNDARIES FOR NEW HEIGHT AND BULK DISTRICTS
WITHIN THE C-3 USE DISTRICT."

ACTION: Consideration continued to 2/5/85.

3. <u>Pile 223-84-6</u>. [Downtown Development Reports] Amending the San Francisco Administrative Code by adding Chapter 10E to require the Department of City Planning to prepare reports on Downtown development. (City Planning)

ACTION: Consideration continued to 2/5/85.

4. File 115-83-3.1 (Planning Commission Permit Approval) DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto. establishing a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the projects. (Supervisor Silver)

ACTION: Consideration continued to 2/5/85.

5. <u>File 115-83-3.2</u> [Planning Commission Permit Approval] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing on approval of certain office development projects in order to impose conditions on approval of permit applications designed to increase the availability of affordable housing for new employees who will work in such projects. (Supervisor Silver)

ACTION: Consideration continued to 2/5/85.

6. Pile 115-83-3.3 [Planning Commission Permit Approval] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office development projects in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Supervisor Silver)

ACTION: Consideration continued to 2/5/85.

7. Pile 115-83-3 [Planning Commission Permit Approval] Ordinance amending Part II. Chapter II. City Planning Code by adding Section 313 establishing a review process for certain office development projects and for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Supervisor Renne)

ACTION: Consideration continued to 2/5/85.

Note: The committee chair expects to entertain a motion to restore to the calendar the following item which was tabled by the Committee October 16, 1984:

<u>File 356-84</u>. [Office Limitation] DRAFT resolution establishing an annual maximum on office development in the City and County of San Francisco. (Walker)

ACTION: No action taken.

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### CALENDAR

Special Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, Feb. 5, 1985 - 2:00 PM - Legislative Chambers, City Hall

Present: Supervisors Silver, Renne, Kennedy

Clerk: Betty Kapovich

1. File 115-85-2. Hearing to consider the cumulative major plans and projects that are currently being considered by the Department of City Planning, the Redevelopment Agency and San Mateo, including but not limited to the northern part of that county along Highway 101 to put individual planning matters into perspective with the comprehensive plans. (Supervisors Renne, Maher, Silver)

This will be a workshop hearing to review the status of the major land use planning issues now pending, which are expected to come before the Committee within the next six months. The Planning Department will indicate the interrelationships among these issues and with Redevelopment and traffic projects now pending.

ACTION: Hearing held; Filed.

DOCUMENTS DEPT.

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Member
Board of Supervisors
City and County of San Francisco

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CAROL RUTH SILVER FEBRUARY 14, 1985

PLANNING, HOUSING, AND DEVELOPMENT

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TO: PLANNING, HOUSING AND DEVELOPMENT COMMITTEE MEMBERS
AND INTERESTED PARTIES

RE: ADDITIONAL HEARINGS SCHEDULED ON DOWNTOWN PLAN

FR: SUPERVISOR CAROL RUTH SILVER, COMMITTEE CHAIR

Following the first hearing on the Downtown Plan, it appears that some additional committee hearings and some changes in procedure are appropriate.

- (1) In addition to the three special hearings on the Downtown Plan initially scheduled, two additional hearing dates have been allocated to the Downtown Plan before the Planning, Housing and Development Committee, as outlined in the schedule below.
- (2) As requested by Supervisor Kennedy, each member of the Board shall have an opportunity to have a hearing on the Downtown Plan by a referral of the subject matter of the Downtown Plan to every committee of the Board for hearing on matters relevant to the subject matter jurisdiction of that committee. Reports and recommendations arising from those hearings shall be forwarded to the Planning, Housing and Development Committee.
- (3) Attempts by the Chair to avoid repetitious testimony have been abandoned. Anyone who wishes to testify on the subject matter of any hearing may do so.
- (4) Please also remember to mark your calendars to indicate that the Committee will meet all throughout this year twice a month rather than once a month, on the first as well as on the third Tuesday of each month.
- (5) The Committee will continue to have before it at each hearing on the Downtown Plan all of the legislation necessary or appropriate to implement the Downtown Plan, plus whatever other pending legislation may appear related as the hearings progress.
- (6) The schedule below will be changed if testimony at the hearings or other legislative developments warrant change, and if additional hearings are needed, they can and will be scheduled.
- (7) Please note also that regular calendar matters which need to be handled by the Planning, Housing and Development Committee will be set at a time certain either at the beginning or at the end of the Committee's deliberations on the Downtown Plan.

TENTATIVE HEARING SCHEDULE ON DOWNTOWN PLAN AND RELATED MATTERS BEFORE THE PLANNING, HOUSING AND DEVELOPMENT COMMITTEE OF THE SAN FRANCISCO BOARD OF SUPERVISORS:

- 29 January 1985 First Hearing, limited to issues of housing and transportation arising from the Environmental Impact Report.
- 5 February 1985 Hearing to review the major plans and projects which may come before the Board of Supervisors this year, including the Downtown Plan, the North of Market Rezoning study, and numerous other matters from the Planning Department, in addition to the projects of the Redevelopment Agency, and various transportation agencies.
- 15 February to 15 March (approximately) Hearings before the other committees of the Board of Supervisors on the Downtown Plan will be held and reports and recommendations forwarded to the Planning, Housing and Development Committees.

22 February 1985 - First hearing on Downtown Plan development controls and preservation mechanism, including floor Area Ratios (FAR), Transferable Development Rights (TDR), Open Space requirements, 1% set-aside for public art, designation of historic buildings, etc.

First Tuesday in March, 1985 — Second hearing on issues arising out of the Environmental Impact Report related to housing and transportation, particularly the Office of Affordable Housing Production Program and a review of transit impact measures pending before the Transportation and Traffic Committee as they affect the Downtown Plan (possibly sitting as a joint Committee with Transportation and Traffic.)

Third Tuesday in March, 1985 - General hearing on the Downtown Plan, including all other issues not covered in prior hearings such as air quality controls, seismic requirements, water and electricity impacts, etc., as well as additional testimony on subjects previously heard before the Committee.

First Tuesday in April, 1985 - Final hearing on the Downtown Plan agenda to be determined as the prior hearings unfold.

Third Tuesday in April, 1985 - Debate and vote on the Downtown Plan or such other action as the Committee may determine.

AGAIN, PLEASE NOTE: THE COMMITTEE MAY SET ADDITIONAL HEARINGS OR MAY FIND IT NECESSARY TO INTERRUPT OR DELAY HEARINGS ON THE DOWNTOWN PLAN IN ORDER TO CONDUCT OTHER BUSINESS OF THE COMMITTEE. PLEASE REFER TO THE PUBLISHED AGENDA OF THE COMMITTEE, WHICH IS PUBLISHED IN THE PROGRESS NEWSPAPER AND AVAILABLE IN ROOM 235 OF CITY HALL PRIOR TO EACH HEARING.

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CALENDAR

Rescheduled Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco WAR 1 4 1985

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Friday, Pebruary 22, 1985 - - 2:00 PM - - Legislative Chambers

Members: Supervisors Silver, Renne, Kennedy

Clerk : Howard A. Jensen

The following will be heard at 2:00 PM

### DOWNTOWN PLAN

1. File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] Resolution adopting Final Environmental Impact Report, finding and determining that adoption of permanent controls, amending the City Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area pursuant to City Planning Commission Resolution No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of Final Environmental Impact Report. (City Planning)

ACTION: CONTINUED TO CALL OF CHAIR.

Pile 223-84-4 [Downtown Plan Permanent Controls] Amending City Planning Code Sections 102.8, 123, 124, 127, 134, 135. 136, 141, 143, 152, 153, 154, 155, 156, 158, 161, 184, 210.3, 212, 215, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Section 126: adding Section 102.19 and making corresponding changes in section numbers; adding Sections 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Article 11 encompassing Sections 1101 through 1123, and Appendices A through J to effect major changes in regulations affecting C-3 Districts, including changing the floor area ratio and method of measuring gross floor area; eliminating Section 126 bonus system; establishing new districts; amending height and bulk limits; establishing design controls; authorizing imposition of additional reguirements on developments; modifying rear yard reguirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-G and C-3-S Districts with a conditional use; changing the regulation of hotels and offices; changing the reguirements for off-street parking and loading spaces; reguiring tour bus loading in certain hotels: allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating districts in which controls are placed on alteration and demolition and reguiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions and amending the Zoning Map. (COMPANION TO THE PRECEDING FILE.)

Note: Pending amendment to add the following language to the title.

"AND AMENDING THE ZONING MAP OF THE CITY AND COUNTY OF SAN
FRANCISCO TO MODIFY THE BOUNDARIES OF THE C-3 DISTRICTS AND TO
ESTABLISH WITHIN SAID C-3 DISTRICTS THE BOUNDARIES FOR THE
DOWNTOWN OFFICE SPECIAL DEVELOPMENT DISTRICT AND THE MID-SOUTH
OF MARKET SPECIAL USE DISTRICT AND FURTHER AMENDING THE ZONING
MAP TO ESTABLISH BOUNDARIES FOR NEW HEIGHT AND BULK DISTRICTS
WITHIN THE C-3 USE DISTRICT."

ACTION: CONTINUED TO CALL OF CHAIR.

22 February 1985 - First hearing on Downtown Plan development controls and preservation mechanism, including floor Area Ratios (FAR), Transferable Development Rights (TDR), Open Space requirements, 1% set-aside for public art, designation of historic buildings, etc.

First Tuesday in March, 1985 - Second hearing on issues arising out of the Environmental Impact Report related to housing and transportation, particularly the Office of Affordable Housing Production Program and a review of transit impact measures pending before the Transportation and

3. <u>File 223-84-6</u>. [Downtown Development Reports] Amending the San Francisco Administrative Code by adding Chapter 10E to reguire the Department of City Planning to prepare reports on Downtown development. (City Planning)

ACTION: CONTINUED TO CALL OF CHAIR.

4. File 115-83-3 [Office Housing Production Program] Ordinance amending Part II. Chapter II. City Planning Code by adding Section 313 establishing a review process for certain office development projects and for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Renne)

ACTION: CONTINUED TO CALL OF CHAIR.

5. File 115-83-3.1 [Office Housing Production Program] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the projects. (Silver)

ACTION: CONTINUED TO CALL OF CHAIR.

6. File 115-83-3.2 [Office Housing Production Program] DRAFT ordinance amending Part II. Chapter II of the San Francisco STATUS: Municipal Code (City Planning Code) by adding Section 313 thereto. establishing on approval of certain office development projects in order to impose conditions on approval of permit applications designed to increase the availability of affordable housing for new employees who will work in such projects. (Silver)

ACTION: CONTINUED TO CALL OF CHAIR.

7. File 115-83-3.3 [Office Housing Production Program] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office development projects in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Silver)

ACTION: CONTINUED TO CALL OF CHAIR.

Note: The Committee Chair expects to entertain a motion to Table the following three items:

8. File 223-84-1 [Downtown Interim Zoning Controls Environmental Review] Resolution adopting final negative environmental impact report, finding and determining that interim controls to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area pursuant to City Planning Commission Resolution No. 10166 will have a significant impact on the environment, and adopting and incorporating findings of final environmental impact report. (City Planning Dept.) (COMPANION TO THE FOLLOWING FILES.)

ACTION: TABLED.

22 February 1985 - First hearing on Downtown Plan development controls and preservation mechanism, including floor Area Ratios (FAR), Transferable Development Rights (TDR), Open Space requirements, 1% set-aside for public art, designation of historic buildings, etc.

First Tuesday in March, 1985 - Second hearing on issues arising out of the Environmental Impact Report related to housing and transportation, particularly the Office of Affordable Housing Production Program and a review of transit impact measures pending before the Transportation and

9. File 223-84-2 [Downtown Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution No. 10166 imposing interim zoning controls to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area while the Board of Supervisors considers permanent zoning controls for Downtown approved under City Planning Commission Resolution No. 10165, the interim controls being for an irregularly shaped area generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by the Embarcadero. (City Planning Dept.) (COMPANION TO THE PRECEDING FILE.)

ACTION: TABLED.

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Pile 223-84-3 [Downtown Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10166 imposing interim zoning controls to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area while the Board of Supervisors considers permanent zoning controls for Downtown approved under City Planning Commission Resolution No. 10165, the interim controls being for an irregularly shaped area generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by the Embarcadero. (City Planning Dept.) (COMPANION TO THE PRECEDING FILES)

ACTION: TABLED.

### THE FOLLOWING WILL BE HEARD AT 4:00 P.M.

 File 434-84 [Gasoline Stations] Draft ordinance amending Administrative Code to require Board of Supervisors approval before conversion or demolition of a full service gasoline station. (Kopp, Silver)

ACTION: CONTINUED TO CALL OF CHAIR PENDING RECEIPT OF ORDINANCE FROM CITY ATTORNEY APPROVED AS TO FORM.

12. File 110-85-3.2 [Geary Blvd. Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard, between 17th and 26th Avenues. for six months: providing for definitions and a severability clause. (Kopp. Molinari)

ACTION: CONTINUED TO 3/12/85 SPECIAL MEETING.

12a. File 110-85-3.3. (Geary Blvd. 17th-26th Avenues - Interim Controls] Resolution imposing interim controls in order to extend the prohibition of the approval of permits for the establishment and operation of fast food establishments on Geary Blvd. between 17th and 26th Avenues. for a six month period; providing for definitions and a severability clause. (Planning, Housing and Development Committee) (COMPANION TO THE FOLLOWING FILES)

NOTE: Pursuant to Section 306.7(b) of the City Planning Code, the proposed ordinance under File 110-85-3.2, is incorporated as an exhibit to this resolution.

ACTION: RESOLUTION PREPARED IN COMMITTEE AND CONTINUED TO 3/12/85 AS A SPECIAL ORDER. (Because of the required ten days' notice, this item will apear on the 3/12/85 Special Meeting calendar.)

22 February 1985 - First hearing on Downtown Plan development controls and preservation mechanism, including floor Area Ratios (FAR), Transferable Development Rights (TDR), Open Space requirements, 1% set-aside for public art, designation of historic buildings, etc.

First Tuesday in March, 1985 - Second hearing on issues arising out of the Environmental Impact Report related to housing and transportation, particularly the Office of Affordable Housing Production Program and a review of transit impact measures pending before the Transportation and

Pile 110-84-5 [Geary Street Moratorium - 20th-26th Aves.] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 20th and 26th Avenues, for six months; providing for definitions and a severability clause. (Kopp)

ACTION: CONTINUED TO 3/12/85 AS A SPECIAL ORDER. (Because of the required ten days' notice, this item will apear on the 3/12/85 Special Meeting calendar.)

Pile 110-84-6. [Geary Blvd. 17th-20th Aves. Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 17th and 20th Avenues, for six months; providing for definitions and a severability clause. (Supervisor Kopp)

ACTION: CONTINUED TO 3/12/85 AS A SPECIAL ORDER. (Because of the required ten days' notice, this item will apear on the 3/12/85 Special Meeting calendar.)

Pile 110-84-9.3. [Environmental Review] Resolution adopting Final Negative Declaration, finding and determining that a 12-month moratorium on restaurants, bars and fast food estbalishments on Clement Street between Arguello Boulevard and 34th Avenue, in portions of Assessor's Blocks 1401-1419. 1421-1444. 1446-1465 will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning) A companion measure to Files 110-84-9.1 and 110-84-11.1 which follow.

ACTION: RECOMMENDED.

15. Pile 110-84-9.1 [Clement Street Moratorium] Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments, and bars on Clement Street between Park Presidio Boulevard and Thirty-fourth Avenue for twelve (12) months; providing for definitions and a severability clause. (Molinari) A companion measure to File 110-84-9.3.

ACTION: RECOMMENDED.

Ordinance temporarily prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments, and bars on Clement Street between Arguello Boulevard and Funston Avenue for twelve (12) months: providing for definitions and a severability clause. (Walker, Molinari) A companion measure to File 110-84-9.3.

ACTION: AMENDMENT OF THE WHOLE ADOPTED IN COMMITTEE.

RECOMMENDED AS AMENDED.

17. File 115-84-9 [Interim Zoning Controls] Ordinance amending Part II. Chapter II. of the San Francisco Municipal Code (City Planning Code) by amending Section 306.7 thereof to change the procedure for ratification and disapproval of interim zoning controls imposed by the City Planning Commission. (Kopp)

ACTION: TABLED WITH AUTHOR'S NAME TO BE REMOVED FROM LEGISLATION.

18. File 115-84-11 [Interim Zoning Controls] Ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by amending Section 306.7 thereof to change the procedure for the interim zoning controls process. (Kopp)

ACTION: RECOMMENDED.

19. <u>File 189-85</u>. Hearing to consider the Perry Building renovation project, especially the granting of low rent leases. (Silver)

ACTION CONTINUED TO CALL OF CHAIR.



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SPECIAL MEETING OF THE PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

> Board of Supervisors City and County of San Francisco

Tuesday, March 5, 1985 - 2:00 P.M. Legislative Chambers, City Hall

Supervisors Silver, Renne, Kennedy

DOCUMENTS DEPT.

CLERK:

Charles Owens

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Court Reporter Present (Richard S. Adams, Adams Conventionsan FRANCISCO PUBLIC LIBRARY

TESTIMONY AT THIS HEARING WILL BE LIMITED TO ISSUES OF HOUSING, TRAFFIC, AND OTHER MITIGATION MEASURES RAISED BY THE ENVIRONMENTAL IMPACT REPORT (EIR) ON THE DOWNTOWN PLAN. ALL LEGISLATION BEFORE THE BOARD OF SUPERVISORS WHICH MUST BE ACTED ON BY THE BOARD TO IMPLEMENT THE DOWNTOWN PLAN HAS BEEN CALENDARED. NO TESTIMONY WILL BE TAKEN ON TRANSFER OF DEVELOPMENT RIGHTS, INCLUSION OF PARTICULAR BUILDING FOR HISTORICAL LANDMARK STATUS, SEISMIC STANDARDS OR ASSOCIATED ISSUES WERE SET FOR A SEPARATE SPECIAL MEETING OF THE PLANNING, HOUSING AND DEVELOPMENT COMMITTEE ON THE DOWNTOWN PLAN. FURTHER HEARINGS ON THE ENVIRONMENTAL IMPACT REPORT MITIGATION ISSUES WILL BE SCHEDULED IF THE VOLUME OF PUBLIC TESTIMONY EXCEEDS THE LENGTH OF THE HEARING.

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] Resolution adopting Final Environmental Impact Report, finding and determining that adoption of permanent controls, amending the City Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area pursuant to City Planning Commission Resolution No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of Final Environmental Impact Report. (City Planning Dept.) (COMPANION TO THE FOLLOWING FILES)

Cont. to 3/19/85 ACTION:

File 223-84-4 [Downtown Plan Permanent Controls] Amending City Planning Code Sections 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Section 126; adding Section 102.19 and making 2, corresponding changes in section numbers; adding Sections 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Article 11 encompassing Sections 1101 through 1123, and Appendices A through J to effect major changes in regulations affecting C-3 Districts, including changing the floor area ratio and method of measuring gross floor area; eliminating Section 126 bonus system; establishing new districts; amending height and bulk limits; establishing design controls; authorizing imposition of additional requirements on developments; modifying rear yard requirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-G and C-3-S Districts with a conditional use; changing the regulation of hotels and offices; changing the requirements for off-street parking and loading spaces; requiring tour bus loading in certain hotels; allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating districts in which controls are placed on alteration and demolition and requiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; providing certain exemptions: and amending the zoning map of the City and County of San Francisco to modify the boundaries of the C-3 Districts



and to establish within said C-3 Districts the boundaries for the Downtown Office Special Development District and the Mid-South of Market Special Use District and further amending the Zoning Map to establish boundaries for new Height and Bulk Districts within the C-3 Use District. (City Planning Dept.) (COMPANION TO THE PRECEDING FILE)

ACTION: Cont. to 3/19/85 as amended; add to title the underscored language noted above.

3. File 223-84-6. [Downtown Development Reports] Adding Chapter 10E to Administrative Code to require Department of City Planning to prepare reports on Downtown Development. (COMPANION TO THE PRECEDING FILES)

ACTION: Cont. to 3/19/85

4. File 115-83-3 [Planning Commission Permit Approval)
Ordinance amending Part II. Chapter II. City Planning Code by
adding Section 313 establishing a review process for certain
office development projects and for projects displacing
housing in order to impose conditions on approval of permit
applications designed to mitigate housing problems caused by
the projects. (Supervisor Renne)

ACTION: Cont. to 3/19/85

5. File 115-83-3.1 [Planning Commission Permit Approval] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the projects. (Supervisor Silver)

ACTION: Cont. to 3/19/85

6. File 115-83-3.2 [Planning Commission Permit Approval] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing on approval of certain office development projects in order to impose conditions on approval of permit applications designed to increase the availability of affordable housing for new employees who will work in such projects. (Supervisor Silver)

ACTION: Cont. to 3/19/85

7. File 115-83-3.3 [Planning Commission Permit Approval] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office development projects in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Supervisor Silver)

ACTION: Cont. to 3/19/85

NOTE: THE COMMITTEE CHAIR EXPECTS TO ENTERTAIN A MOTION TO RESTORE TO THE CALENDAR THE FOLLOWING ITEM WHICH WAS TABLED BY THE COMMITTEE OCTOBER 16, 1984:

File 356-84. [Office Limitation] DRAFT resolution establishing an annual maximum on office development in the City and County of San Francisco. (Supervisor Walker)

ACTION: Cont. to 3/19/85; amended Rule 4.29 (Rules of the Board) provides that this item may only be restored to the PH&D Cmte. calendar by calling the file from the "table" at a Board meeting.



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## CALENDAR

SPECIAL MEETING OF THE PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, March 12, 1985 - 2:00 P.M. Legislative Chambers City Hall

MEMBERS: Supervisors Silver, Renne, Kennedy

MAR -> 1985

CLERK: Charles Owens

BUBLIO LINBARY

1. File 115-85-15.1. [Environmental Review - North of Market Residential Special Use District] Resolution adopting final negative declaration, finding and determining that creation of interim and permanent controls for property located in the area generally bounded by Post, Mason, Market, McAllister and Polk Street will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILES)

- Pile 115-85-15.2. [North of Market Residential Special Use District Interim Controls] Resolution ratifying City Planning Commission Resolution No. 10243 imposing interim controls for property generally bounded by Post, Mason, Market, McAllister and Polk Streets, reclassifying property located therein from C-3-G, C-3-R, and C-2 to RC-4, reclassifying Height and Bulk Districts, 80-X, 130-E, 160-F, 160-G, 240-H and 320-I located therein to either 80-T, 80-120-T, or-80-130-T, establishing boundaries for the North of Market Residential Special Use District including Sub-areas No. 1 and No. 2, providing regulations for the North of Market Residential Special Use District, providing for Bulk District "T", and providing for set back reguirements in the North of Market Residential Special Use District. (City Planning) (COMPANION TO THE PREVIOUS AND FOLLOWING FILES)
- Pile 115-85-15.3. [North of Market Residential Special Use District Interim Controls] Resolution disapproving City Planning Commission Resolution No. 10243 imposing interim controls for property generally bounded by Post, Mason, Market, McAllister and Polk Streets, reclassifying property located therein from C-3-G, C-3-R, and C-2 to RC-4, reclassifying Height and Bulk Districts, 80-X, 130-E, 160-F, 160-G, 240-H and 320-I located therein to either 80-T, 80-120-T, or-80-130-T, establishing boundaries for the North of Market Residential Special Use District including Sub-areas No. 1 and No. 2, providing regulations for the North of Market Residential Special Use District, providing for Bulk District "T", and providing for set back reguirements in the North of Market Residential Special Use District. (City Planning) (COMPANION TO THE PREVIOUS AND FOLLOWING FILES)

[North of Market Residential Special Use <u>Pile 115-85-15.4</u>. 4. District - Interim Control] Ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending the Zoning Map of the City and County of San Francisco for property generally bounded by Post, Mason, Market, McAllister, and Polk Street to reclassify portions of the property therein from C-3-G, C-3-R, and C-2 to RC-4, to reclassify Height and Bulk Districts 80-X, 130-E, 160-F, 160-G, 240-H, and 320-I located therein to either 80-T, 80-120-T, or 80-130-T, to establish boundaries for the North of Market Residential Special Use District including Sub-Area No. 1 and No.2; and by amending the text of Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 249.5 thereto to provide regulations for the North of Market Residential Special Use District, by adding Section 263.7 thereto to provide for special height exceptions in the 80-120-T and 80-130-T Height and Bulk District, by adding Section 132.2 to provide for set back reguirements in the North of Market Residential Special Use District, by adding Section 134.1 to provide for exceptions to the rear yard requirement, by amending Section 270 to provide for a Bulk District "T", and by amending Section 161 by adding subsection (H) thereto to provide procedures and criteria for exceptions to the off-street parking reguirements, and providing that Sections 249.5 (C)(7) and 263.7 are not applicable as interim controls. (COMPANION TO THE PREVIOUS AND FOLLOWING FILE)

### ACTION:

5-15.5. [North of Market Residential Special Use Perm. Control ] Ordinance amending Part II. File 115-85-15.5. District -Chapter II of the San Francisco Municipal Code (City Planning Code) by amending the Zoning Map of the City and County of San Francisco for property generally bounded by Post, Mason, Market, McAllister, and Polk Street to reclassify portions of the property therein from C-3-G, C-3-R, and C-2 to RC-4, to reclassify Height and Bulk Districts 80-X, 130-E, 160-F, 160-G, 240-H, and 320-I located therein to either 80-T, 80-120-T, or 80-130-T, to establish boundaries for the North of Market Residential Special Use District including Sub-Area No. 1 and No.2; and by amending the text of Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 249.5 thereto to provide regulations for the North of Market Residential Special Use District, by adding Section 263.7 thereto to provide for special height exceptions in the 80-120-T and 80-130-T Height and Bulk District, by adding Section 132.2 to provide for set back reguirements in the North of Market Residential Special Use District, by adding Section 134.1 to provide for exceptions to the rear yard requirement, by amending Section 270 to provide for a Bulk District "T", and by amending Section 161 by adding subsection (H) thereto to provide procedures and criteria for exceptions to the off-street parking reguirements. (COMPANION TO THE PREVIOUS FILES)

6. File 110-85-3.3. [Geary Blvd. 17th-26th Avenues - Interim Controls] Resolution imposing interim controls in order to extend the prohibition of the approval of permits for the establishment and operation of fast food establishments on Geary Blvd. between 17th and 26th Avenues, for a six month period; providing for definitions and a severability clause. (Planning, Housing and Development Committee) (COMPANION TO THE FOLLOWING FILES)

NOTE: Pursuant to Section 306.7(b) of the City Planning Code, the proposed ordinance under File 110-85-3.2, is incorporated as an exhibit to this resolution.

### ACTION:

7. File 110-85-3.2. [Geary Blvd. 17th-26th Aves. Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard, between 17th and 26th Avenues, for six months; providing for definitions and a severability clause. (Supervisors Kopp, Molinari)

### ACTION:

8. File 110-84-5. [Geary Blvd. 20th-26th Ave. Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 20th and 26th Avenues, for six months; providing for definitions and a severability clause. (Supervisor Kopp)

### ACTION:

9. File 110-84-6. [Geary Blvd. 17th-20th Aves. Fast Food Establishments Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Boulevard between 17th and 20th Avenues, for six months; providing for definitions and a severability clause. (Supervisor Kopp)

### ACTION:

10. <u>File 110-84-12.1.</u> [Clement Street Moratorium - Financial Institutions] Ordinance prohibiting the approval of permits for the establishment of financial institutions on those blocks on Clement Street between Arguello Boulevard and Funston Avenue for a period of twelve (12) months; providing for definition and a severability clause. (Supervisor Walker)

### ACTION:

11. File 235-81-1. ]City Planning - Code Amendments] DRAFT ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by amending Section 302 thereof relating to approval of amendments to the City Planning Code by the Board of Supervisors. (Supervisor Walker)

12. File 93-82-6.1. [Planned Unit Development - Environmental Review 82.508ET] Resolution adopting final negative declaration, finding and determining that amending City Planning Code Section 304 to limit the application of the Planned Unit Development provisions to residential use will have no significant impact on the environment, and adopting and incorporating findings of the final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

### ACTION:

13. File 93-82-6. [Planned Unit Development] Ordinance amending City Planning Code by amending Section 304, relating to planned unit development, to restrict its use to residential developments. (Supervisor Britt) (COMPANION TO THE PRECEDING FILE)

### ACTION:

14. File 113-84-2. [Residential Hotels] Ordinance amending the San Francisco Administrative Code by amending Section 41.6. 41.7. 41.8. 41.13. 41.15 and 41.16 thereof and by adding Section 14.16A thereto, extending time limit to file challenge to Annual Unit Usage Report, extending positing time of Notice of Apparent Violation, raising fees, revising burden of proof requirement for appeals on issuance or denial of permits to convert, reguiring an owner to record conditions for issuance of a demolition permit, adding an additional factor for hearing officers to consider at hearings on unlawful conversion, establishing a lien procedure and authorizing the Superintendent of the Bureau of Building Inspection to institute civil proceedings for injunctive relief, creating civil and criminal penalties. (Public Works)

### ACTION:

File 36-85-3.1. [Environmental Review - Monterey Blvd. 84.108E] Resolution adopting final negative declaration, findings and determining that reclassification of property from a P (Public Use) District to an RC-2 (Residential-Commercial Combined, Moderate Density) District of property located on Monterey Boulevard between Diamond Street and Joost Avenue, Lot 11 in Assessor's Block 6756 Will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE.)

### ACTION:

16. File 36-85-3.2. [Zoning Map Change - Monterey Blvd.]
Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located at 2 Monterey Boulevard, north side between Joost Avenue and Diamond Street, Lot 1 in Assessor's Block 6756, from a P (Public Use) District to an RC-1 (Residential-Commercial Combined, Low Density)
District. (COMPANION TO THE PRECEDING FILE)

### ACTION:

17. File 97-85-6. Hearing to consider amending the San Francisco Administrative Code by amending Section 37.8 thereof to provide that a landlord's termination of an agreement for an off-street parking space is punishable as a misdemeanor. (Supervisors Maher, Walker)

18. File 155-85. Hearing to consider the feasibility of preserving the publicly-owned Jessie Street Hotel for affordable senior housing. (Supervisor Maher)

ACTION:

NOTE: THE CHAIR PLANS TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING FILES.

19. File 448-84-1. [General Advertising Signs] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 602.18 thereof to delete the exemption for general advertising signs from the provision defining two or more contiguous faces as a single sign. (City Planning)

ACTION:

File 36-85-1.3. [Downtown Chinatown District and Community 20. Business Chinatown District] Resolution ratifying Planning Commission Resolution No. 10201 imposing interim zoning controls including changes in property use classification as an amendment of the Zoning Map of the City and County of San Francisco for property generally bounded by Washington Street. Brenham Place, Clay Street, Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the northern and southern frontage of Sacramento Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Washington Street and amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Sections 124.1, 210.3A and 254 and amending Sections 124 and 135 to establish a Downtown Chinatown District for such area requiring conditional use approval for structures over forty feet, changing floor area ratios and clarifying open space requirements amending Section 215 through 227 to make corresponding changes and adding Section 175.1 to provide for transitional interim extension of Planning Code provisions; and adopting further changes in property use classification as an amendment of the Zoning Map of the City and County of San Francisco for property generally bounded by the east and west frontages of Powell Street, the northern frontages of Pacific Avenue, Columbus Avenue and Washington Street to both frontages of Powell Street to Pacific Avenue and amending Part II, Chapter II, of the San Francisco Municipal Code by adding Sections 124.1. 210.38 and 254 and amending Section 124, 135 and 161 to establish a Community Business Chinatown District requiring conditional use approval for structures over forty feet, changing floor area ratios and clarifying open space and parking requirements and amending Section 215 through 227 to make corresponding changes and adding Section 175.1 to provide for transitional interim extension of Planning Code provisions. (City Planning)

File 36-85-1.4. [Downtown Chinatown District and Community Business Chinatown District] Resolution disapproving 21. Planning Commission Resolution No. 10201 imposing interim zoning controls including changes in property use classification as an amendment of the Zoning Map of the City and County of San Francisco for property generally bounded by Washington Street. Brenham Place. Clay Street. Kearny Street. Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the northern and southern frontage of Sacramento Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Washington Street and amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Sections 124.1, 210.3A and 254 and amending Sections 124 and 135 to establish a Downtown Chinatown District for such area reguiring conditional use approval for structures over forty feet, changing floor area ratios and clarifying open space reguirements amending Section 215 through 227 to make corresponding changes and adding Section 175.1 to provide for transitional interim extension of Planning Code provisions: and adopting further changes in property use classification as an amendment of the Zoning Map of the City and County of San Francisco for property generally bounded by the east and west frontages of Powell Street, the northern frontages of Pacific Avenue, Columbus Avenue and Washington Street to both frontages of Powell Street to Pacific Avenue and amending Part II. Chapter II. of the San Francisco Municipal Code by adding Sections 124.1, 210.38 and 254 and amending Section 124, 135 and 161 to establish a Community Business Chinatown District requiring conditional use approval for structures over forty feet, changing floor area ratios and clarifying open space and parking reguirements and amending Section 215 through 227 to make corresponding changes and adding Section 175.1 to provide for transitional interim extension of Planning Code (City Planning) provisions.

ACTION:

Planning, Housing and Development Committee BOARD OF SUPERVISORS 235 City Hall San Francisco, CA 94102 MI WILL Takes

CALENDAR

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, March 19, 1985 - 2:00 P.M.

Chambers.

DOCUMENTS DEPT. City Hall

Supervisors Silver, Renne, Kennedy Members:

Supervisor Renne

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Absent :

Clerk

Charles Owens

SAM FROM JULY

PUBLIC LIDRARY

TESTIMONY AT THIS HEARING WILL BE TAKEN ON ALL ISSUED RELATED NOTE: TO THE DOWNTOWN PLAN.

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] Resolution adopting Final Environmental Impact Report, finding and determining that adoption of permanent controls, amending the City Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Districts and to modify height and bulk regulations in the Downtown area pursuant to City Planning Commission Resolution No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of Final Environmental Impact Report. (City Planning Dept.)

ACTION: Cont. to April 2, 1985

Amending File 223-84-4 [Downtown Plan Permanent Controls] 2. City Planning Code Sections 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Section 126; adding Section 102.19 and making corresponding changes in section numbers; adding Sections 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Article 11 encompassing Sections 1101 through 1123. and Appendices A through J to effect major changes in regulations affecting C-3 Districts, including changing the floor area ratio and method of measuring gross floor area; eliminating Section 126 bonus system; establishing new districts; amending height and bulk limits; establishing design controls; authorizing imposition of additional reguirements on developments; modifying rear yard reguirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-G and C-3-S Districts with a conditional use; changing the regulation of hotels and offices; changing the requirements for off-street parking and loading spaces; reguiring tour bus loading in certain hotels; allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating districts in which controls are placed on alteration and demolition and reguiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions; and amending the Zoning Map of the City and County of San Francisco to modify the boundaries of the C-3 Districts and to establish within said C-3 Districts the boundaries for the Downtown Office Special Development
District and the Mid-South of Market Special Use District and further amending the Zoning Map to establish boundaries for new Height and Bulk Districts within the C-3 Use District (City Planning Dept.)

Cont. to April 2, 1985 ACTION:

[Downtown Development Reports] Adding Chapter 10E to Administrative Code to reguire Department of City File 223-84-6. Planning to prepare reports on Downtown Development.

ACTION: Cont. to April 2, 1985

4. File 115-83-3 [Office Housing Production Program) Ordinance amending Part II. Chapter II. City Planning Code by adding Section 313 establishing a review process for certain office development projects and for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Supervisor Renne)

ACTION: Cont. to April 2, 1985

File 115-83-3.1 [Office Housing Production Program] DRAFT ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the projects. (Silver)

ACTION: Cont. to April 2, 1985

6. File 115-83-3.2 [Office Housing Production Program] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing on approval of certain office development projects in order to impose conditions on approval of permit applications designed to increase the availability of affordable housing for new employees who will work in such projects. (Silver)

ACTION: Cont. to April 2, 1985

7. File 115-83-3.3 [Office Housing Production Program] DRAFT ordinance amending Part II. Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 313 thereto, establishing a review process for certain office development projects in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Silver)

ACTION: Cont. to April 2, 1985

8. File 115-85-6 (Growth Limitations on Office Development)
DRAFT ordinance amending Part II. Chapter II of the Municipal
Code (City Planning Code) by adding Sec. 175.4 to impose growth
limitations on office development. (Walker, Britt, Hongisto)

ACTION: Cont. to April 2, 1985

Planning, Housing and Development Committee Board of Supervisors 235 City Hall San Francisco, CA 94102 5 1 3

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# CALENDAR

# PLANNING, HOUSING AND DEVELOPN

Board of Supervisors City and County of San Francisco

Tuesday, April 2, 1985 - 2:00 P.M.

DOCUMENTS Chambers, City Hall

Members: Supervisors Silver, Renne, Kennedy

MR 2 8 1985

Clerk : Charles Owens

PUBLIC LIDRARY

NOTE: TESTIMONY AT THIS HEARING WILL BE TAKEN ON ALL ISSUES RELATED
TO THE DOWNTOWN PLAN.

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] Res. adopting Final EIR, finding and determining that adoption of perm. controls, amend. the City Planning Code and Zoning Map, to regulate develop, in the C-3 (Downtown) Zoning Dists, and to modify height and bulk regs, in the Downtown area pursuant to CPC Res. No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of Final EIR. (City Planning)

### ACTION:

File 223-84-4 [Downtown Plan Permanent Controls] 2. Amend. City Plng. Code Secs. 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Sec. 126; adding Sec. 102.19 and making corresponding changes in sec. numbers; adding Secs. 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Art. 11 encompassing Secs. 1101 through 1123, and Append. A through J to effect major changes in regs. affecting C-3 Dists., incl. changing the FAR and method of measuring gross floor area; eliminating Sect. 126 bonus system; estab. new dists.; amending height and bulk limits; estab. design controls; authorizing imposition of addl. rgmts. on developments; modifying rear yard rgmts.; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings: permitting higher dwelling densities in C-3-G and C-3-S Dists. with a conditional use; changing the reg. of hotels and offices; changing the rgmts. for off-street parking and loading spaces; reguiring tour bus loading in certain hotels; allowing landmark control of interiors in private bldgs.; designating certain bldgs. which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating dists. in which controls are placed on alteration and demolition and reguiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions; and amending the Zoning Map of the City and County of San Francisco to modify the boundaries of the C-3 Dists. and to establish within said C-3 Dists. the boundaries for the Downtown Office Special Development Dist. and the Mid-South of Market Special Use Dist. and further amending the Zoning Map to establish boundaries for new Height and Bulk Dists. within the C-3 Use District (City Planning Dept.)

### ACTION:

File 223-84-6. [Downtown Development Reports] Adding Chap. 10E to Adm. Code to require Dept. of City Planning to prepare reports on Downtown Development.

### ACTION:

4. File 115-83-3 [Office Housing Production Program] Ord. amend. Part II. Chap. II. City Planning Code by adding Sec. 313 estab. a review process for certain office development projects and

for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Renne)

#### ACTION:

5. File 115-83-3.1 [Office Housing Production Program] DRAFT Ord. amend. Part II. Chap. II of the City Planning Code by adding Sec. 313, estab. a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the projects. (Silver)

### ACTION:

6. File 115-83-3.2 [Office Housing Production Program] DRAFT Ord. amend. Part II, Chap. II of the City Planning Code by adding Sec. 313, estab. on approval of certain office development projects in order to impose conditions on approval of permit applications designed to increase the availability of affordable housing for new employees who will work in such projects. (Silver)

### ACTION:

7. <u>File 115-83-3.3 [Office Housing Production Program]</u> DRAFT Ord. amend. Part II, Chap. II of the City Planning Code by adding Sec. 313, estab. a review process for certain office development projects in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Silver)

#### ACTION:

8. File 115-85-6 (Growth Limitations on Office Development)
DRAFT Ord. amend. Part II, Chap. II of the City Planning Code
by add. Sec. 175.4 to impose growth limitations on office
development. (Walker, Britt, Hongisto)

### ACTION:

9. File 115-85-8 (Downtown Plan and Office Limit) DRAFT Ord. amend. the Planning Code by amend. Secs. 123 & 124 and by add. Secs. 139, 320, 321 & 322 to limit the amount of TDR transferred to a development lot; change FAR limits; impose a fee for open sapce on persons constructing or expanding certain bldgs. in C-3-0 & C-3-0(SD) Dists. in order to fund open space in the C-3-0(SD) Dist. and to impose a limit on approval of office development projects. (Maher)

### ACTION:

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Planning, Housing and Development Cmte. Board of Supervisors 235 City Hall San Francisco 94102 51-590.83 11/2/85



Public Library Civic Center

Dr

## BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 . TELEPHONE 558 3184NTE DEPT.

NOTICE OF

MEETING CANCELLATION

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The Planning, Housing and Development Committee meeting scheduled for Tuesday, April 2, 1985 on the Downtown Plan has been cancelled. The next public hearing on the Downtown Plan will be May 7, 1985. Supervisor Silver, Chair of the Planning, Housing and Development Committee, cancelled the April 2, 1985 meeting because hearings before other Committees of the Board of Supervisors on the Downtown Plan have not been completed. The Public and the Committees now have additional time to consider the Downtown Plan and submit reports of their public hearings for consideration by the Planning, Housing and Development Committee.

Clerk of the Board

JLT/co

Posted: 3/28/85

for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Renne)

### ACTION:

File 115-83-3.1 [Office Housing Production Program] DRAFT Ord. amend. Part II. Chap. II of the City Planning Code by adding Sec. 313, estab. a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the 5. projects. (Silver)

Planning, Housing and Development Committee BOARD OF SUPERVISORS
Room 235, City Hall
San Francisco, CA 94102

Public Library Civic Center

SPECIAL MEETING

CALENDAR

### PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, April 8, 1985 - 1:00 PM

Room 228 City Hall

Members: Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

1. File 206-85 (Amendment to Agreement) Ordinance authorizing execution of amendment to disposition agreement between the City and County of San Francisco and Barratt Northern California, Inc. (Mayor)

ACTION:

DOCUMENTS PLIT.

APR 9 1969 Sund 19907 FURMIC NAMES for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Renne)

### ACTION:

File 115-83-3.1 [Office Housing Production Program] DRAFT Ord. amend. Part II. Chap. II of the City Planning Code by adding Sec. 313, estab. a review process for certain office projects in order to impose conditions on approval of permit applications designed to mitigate housing problems by the 5. projects. (Silver)

Planning, Housing and Development Committee BOARD OF SUPERVISORS Room 235, City Hall San Francisco, CA 94102 c, 83 ! !/55



Public Library Civic Center

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# BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184

NOTICE OF

MEETING CANCELLATION

DOCUMENTS DEPT

APR 8 1985

PUBLIP HARASY

The Planning, Housing and Development Committee meeting scheduled for Tuesday, April 9, 1985 to consider regular Committee business has been cancelled and rescheduled to a date to be announced.

John L. Taylor Clerk of the Board

JLT/co

Posted: 4/3/85



= action Taken

CALENDAR

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City and County of San Francisco

Tuesday April 16, 1985 - 2:00 PM

Room 228,

City Hall NM FREE 200 FULLO LARACO

Supervisors Silver, Renne, Kennedy Members:

Absent :

Supervisor Renne, Items 1, 2, 3, 4
Supervisor Kennedy, Items 11, 12, 13, 14, 15

Charles Owens Clerk

"CIENIZE : TOTAL RE THE FOLLOWING ITEMS NOS. 1 THRU 4: The Board of NOTE: Supervisors has adopted a final negative declaration finding and determining that the proposed project will have no significant impact on the environment by the adoption of Resolution 926-84 (Board File No. 110-84-5.4)

File 110-85-3.3 (Geary Blvd. - 17th to 26th Aves. - Interim Controls) Res. imposing interim controls in order to extend the prohibition of the approval of permits for the establishment l. and operation of fast food establishments on Geary Blvd.. between 17th and 26th Aves., for a six-month period; providing for definitions and a severability clause. (PH&D Cmte.)

Pursuant to Sec. 306.7(b) of the City Planning Code, the NOTE: proposed ordinance under File 110-85-3.2, is incorporated as an exhibit to this resolution.

To Bd. without recommendation as amended (effective dates inserted); see file for detail. Supv. Renne ACTION: absent.

File 110-85-3.2 (Geary Blvd. - 17th to 26th Aves. Fast Food 2. Establishments Moratorium) Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Blvd., between 17th and 26th Aves., for six months; providing for definitions and a severability clause. (Kopp. Molinari)

Clerk to make copy of Ordinance for inclusion ACTION: Tabled. as exhibit to File 110-85-3.3 (above) for referral to City Planning in Bd. on Monday, April 22, 1985. Supv. Renne absent.

File 110-84-5 [Geary St.Moratorium - 20th to 26th Aves.]
Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on 3. Geary Blvd., between 20th and 26th Aves., for six months; providing for definitions and a severability clause. (Kopp)

Tabled. Supv. Renne absent. ACTION:

File 110-84-6 [Geary St.Moratorium - 17th to 20th Aves.]
Ordinance temporarily prohibiting the approval of permits for the establishment and operation of fast food establishments on Geary Blvd., between 17th and 20th Aves., for six months; providing for definitions and a severability clause. (Kopp)

ACTION: Tabled. Supv. Renne absent.



5. <u>File 434-84 [Gasoline Stations]</u> Ordinance amending Adm. Code to require Board of Supervisors approval before conversion or demolition of a full service gasoline station. (Kopp. Silver)

ACTION: Recommended as amended; Amendment of the Whole adopted entitled AMENDING PART II. CHAPTER X OF THE SAN FRANCISCO MUNICIPAL CODE (PUBLIC WORKS CODE) BY ADDING ARTICLE 15.1. SECTIONS 790. 791. 792. 793. 794. 795 AND 796. INCLUSIVE. THERETO. TO REQUIRE DEPARTMENT OF PUBLIC WORKS APPROVAL BEFORE CONVERSION OF A FULL SERVICE OR PARTIAL SERVICE GASOLINE STATION.

6. File 126-85-2 [Condominimum Conversion] Ordinance amending Part II. Chapter XIII of the San Francisco Municipal Code (City Subdivision Code) by amending Sectio 1303 and adding Section 1397 to provide a procedure for exempting the conversion of community apartment projects and stock cooperatives to condominiums. (Kopp)

ACTION: Cont. to Call of the Chair as amended; Sever into two separate ordinances as follows:

- Exempting conversion of Community Apartments to condominiums (PH&D Cmte.) KOPP NOT A SPONSOR
- 2. Exempting conversion of Stock Cooperatives to condominiums. (Kopp)

City Atty. to prepare the two separate ordinances: Dep. Atty. Jesson notified

7. File 115-85-7 (Interim Zoning Controls) Ordinance amending City Planning Code by amending Sec. 306.7 to remove from the City Planning Commission authority to impose interim zoning controls by resolution. (Kopp)

ACTION: Cont. to Call of the Chair

8. File 115-84-12 [Landmarks] Ordinance amending Part II. Chapter II. Article 10 of the San Francisco Municipal Code (City Planning Code) by amending Section 1004 thereto. exempting churches from landmark designation. (Silver. Kennedy. Ward)

ACTION: Tabled

9. File 115-85-3 [Landmarks] Draft ordinance amending Part II. Chapter II. San Francisco Municipal Code (City Planning Code) by amending Section 1004 thereof. excluding the real and personal property of religious organizations and other nonprofit organizations from landmark designation. (Kopp)

ACTION: Tabled; Supv. Kennedy dissenting in Cmte; Amendment of the Whole adopted entitled AMENDING PART II. CHAPTER II. ARTICLE 10 OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE BY AMENDING SECTION 1004 THERETO. EXEMPTING CERTAIN STRUCTURES OF NON-PROFIT ORGANIZATIONS FROM LANDMARK DESIGNATION.

10. File 90-85-1 (Landmarks) Ordinance amending the designation of the Garden Court of the Palace Hotel, Landmark No. 18, at 633-665 Market St. prusuant to Article 10 of the City Planning Code. (City Planning)

ACTION: Recommended

11. File 113-85-1 (Chinatown-North Beach Residential Hotel Unit Moratorium) Ordinance amending the Adm. Code by amending Secs. 41B.3 and 41B.11 to extend the duration of the Chinatown-North Beach Residential Hotel Unit Moratorium for another twelve (12) months, and to extend the Citizens' Advisory Committee for a like term. (Molinari) (INTERIM CONTROLS EXPIRE JUNE 1, 1985)

ACTION: Cont. to SPECIAL MEETING, Monday, April 22, 1985 at 1:00 PM. (Supv. Kennedy absent)

12. File 113-85-2 (Moratorium - Chinatown-North Beach Residential Hotel Unit) DRAFT Ord. amending the Adm. Code Secs. 41B.5 and 41B.6 relating to moratorium on approval of permit applications to change the use of residential hotel units and prohibition against conversion; providing for exceptions. (Molinari)

ACTION: Cont. to Call of the Chair; Cmte. Clerk to refer draft ordinance to City Atty. for preparation in final form; (Supv. Kennedy absent)

13. File 113-84-2.2 (Negative Declaration - Residential Hotels)
Resolution adopting final negative declaration, finding and
determining that amendments to the Residential Hotel Conversion
Ordinance will have no significant impact on the environment
and adopting and incorporating findings of final negative
declaration. (City Planning)

ACTION: Recommended; (Supv. Kennedy absent)

14. File 113-84-1 (Residential Hotels - Interested Party)
Ordinance amending Sec. 41.4 of the Administrative Code to
expand the definition of interested party to include certain
non-profit organizations. (Britt)

ACTION: Recommended: (Supv. Kennedy absent)

File 113-84-2 [Residential Hotels] Ordinance amending the San Francisco Administrative Code by amending Section 41.6. 41.7. 41.8. 41.13. 41.15 and 41.16 thereof and by adding Section 14.16A thereto. extending time limit to file challenge to Annual Unit Usage Report, extending posting time of Notice of Apparent Violation, raising fees, revising burden of proof reguirement for appeals on issuance or denial of permits to convert, reguiring an owner to record conditions for issuance of a demolition permit, adding an additional factor for hearing officers to consider at hearings on unlawful conversion, establishing a lien procedure and authorizing the Superintendent of the Bureau of Building Inspection to institute civil proceedings for injunctive relief, creating civil and criminal penalties. (Public Works)

ACTION: Recommended: (Supv. Kennedy absent)

16. File 12-85-7 Hearing to consider opposing AB 483 (Costa concerning rent stabilization legislation. (Britt)

ACTION: Filed

17. <u>File 12-85-18</u> Hearing to consider the potential impact on San Francisco's housing condition of AB 483 (Costa). (Kennedy)

ACTION: Filed

18. File 110-85-2 Hearing to consider effectiveness of enforcement provisions against conversion of residential properties to commercial uses in situations where such conversions are not permitted or are governed by the conditional use process. (Britt, Walker)

ACTION: Cont. to Call of the Chair

19. File 115-85-1 Hearing to consider the Residential Element of the City's Master Plan and that the hearing include any implementation measures which may be currently pending before the Committee. (Walker)

ACTION: Cont. to Call of the Chair

20. File 115-85-4 Hearing to consider amending the Planning Code to allow church use of commercial property in a residential neighborhood to continue the non-conforming commercial use. (Silver)

ACTION: Filed

21. <u>File 115-85-9</u> Hearing to consider problems arising from the North of Market Special Use District. (Silver, Walker)

ACTION: Cont. to SPECIAL MEETING MONDAY, APRIL 22, 1985 AT

1:00 PM

22. File 193-85 Hearing to consider whether the current condominium conversion legislation should be continued in the same manner as it is presently constituted. (Molinari)

ACTION: Cont. to Call of the Chair: CALENDAR IN JUNE, 1985

23. File 220-85 Hearing to consider the Subdivision Code Revision Task Force Final Report. (Walker)

ACTION: Cont. to Call of the Chair

#### **ADDENDUM**

24. File 36-85-5 (Zoning Map Change, 85.42Z) Ordinance adopting changes in property use classification as an amendment to the height and bulk zoning map of the City and County for property located at the intersection of 7th Avenue and Moraga Street from an OS (Open Space) to a 40-X height and bulk district. (City Planning)

ACTION: Recommended; (Supv. Kennedy absent)

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# SPECIAL MEETING

CALENDAR

Public Library Civic Center

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# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, April 22, 1985 - 1:00 PM

Room 228 City Hall

Members: Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

will, commence on

1. File 36-85-4.1 (Environmental Review) Resolution adopting final negative declaration, finding and determining that reclassification of property located on Burnett Street east side of Dixie Alley will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION:

2. File 36-85-4.2 (Zonging Change, 84.470EZ) Ordinance adopting zoning map amendment, changing use classification of property located on Burnett Avenue at east side of Dixie Alley from a P to an RH-3 District. (City Planning)

ACTION:

3. File 113-85-1 (Chinatown-North Beach Residential Hotel Unit Moratorium) Ordinance amending the Adm. Code by amending Secs. 41B.3 and 41B.11 to extend the duration of the Chinatown-North Beach Residential Hotel Unit Moratorium for another twelve (12) months, and to extend the Citizens' Advisory Committee for a like term. (Molinari) INTERIM CONTROLS EXPIRE JUNE 1, 1985

ACTION:

4. File 11-85-2 (Redevelopment - Western Addition) Resolution urging the Mayor to urge the City Planning Commission to study the appropriate height, density and other requirements of the City Planning Dept. for Redevelopment Agency properties within the Western Addition Area and to urge the Redevelopment Agency to consider the imposition of a height limit of 65 feet, FAR of 3.5 and a 50% affordable housing requirement for the development of property under the Western Addition Approved Redevelopment Project Area A-1. (Silver)

ACTION:

5. File 115-85-9 Hearing to consider problems arising from the North of Market Special Use District. (Silver, Walker)

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# CALENDAR

DOCUMENTS DEPT.

Chambers, City Hall

Civic Center

MAY 3 1985

SAN FRANCISCO PUBLIC LIBRARY

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City and County of San Francisco

Tuesday, May 7, 1985 - 2:00 P.M.

Members: Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

NOTE: This will be a "workshop" hearing on the Downtown Plan and proposed amendments. The public is invited to attend; however, no public testimony will be taken except in writing. Discussion will be confined to Committee Members, staff members of the departments of City Planning, City Attorney and other City departments. The next public hearing on the Downtown Plan and proposed amendments will be scheduled by the Committee at the conclusion of this meeting.

#### SPECIAL ORDER - 2:00 PM

1. <u>File 281-85 (Enterprise Zone)</u> Res. (author. the Mayor) to apply to the State Dept. of Commerce for desig. as an Enterprise Zone. (Ward, Silver)

ACTION:

#### DOWNTOWN PLAN

2. File 223-84-5 [Environ. Review Downtown Perm. Zoning Controls] Res. adopting Final EIR, finding and determining that adopt. of perm. controls, amend. the CP Code and Zoning Map, to regulate develop. in the C-3 (DT) Zoning Dists. and to modify hight. and bulk regs. in the DT area pur. to CPC Res. No. 10165 will have a signif. impact on the environ., and adopt. and incorp. findings of Final EIR. (City Planning)

#### ACTION:

3. File 223-84-4 [Downtown Plan Permanent Controls] Amend, CP Plng, Code Secs. 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; delet. Sec. 126; add. Sec. 102.19 and making corresp. changes in Sec. Nos.; add. Secs. 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by add. Art. 11 encompassing Secs. 1101 thru 1123, ... and Append. A thru J to effect major changes in regs. affecting C-3 Dists., incl. changing the FAR and method of measuring gross floor area; elimin. Sec. 126 bonus system; estab. new dists.; amend. hght. and bulk limits; estab. design controls; author. imposition of addl. rqmts. on developments; modifying rear yard rqmts.; prohib. new parking lots in cert. areas; regulating the convers. and demo. of dwellings; permitting higher dwelling densities in C-3-C and C-3-S Dists. with a cond1. use; changing the reg. of hotels and offices; changing the rqmts. for off-street parking and loading spaces; requiring tour bus loading in certain hotels; allowing landmark control of interiors in pvt. bldgs.; desig. cert. bldgs. which may not be demol. or altered except under cert. conds.; allowing cert. props. to tsfr. unused flr. area; and creating dists. in which controls are placed on alter. and demol. and req. spec. rev. of new structs.; establ. proced. for rev. the design of all new structs. and substantial alterations; and providing cert. exemptions; amend. the Zoning Map of the C&CSF to modify the boundaries of the C-3 Dists. and to estab. within said C-3 Dists. the boundaries for the DT Off. Spec. Develop. Dist. and the Mid-South of Market Spec. Use Dist. and further amending the Zoning Map to establ. boundaries for new Hght. and Bulk Dists. within the C-3 Use Dist. (City Planning)

#### ACTION:

4. File 223-84-6. [Downtown Development Reports] Ord. add. Chap. 10E to Adm. Code to req. City Plng. to prep. rpts. on Downtown Develop. (City Planning)

Planning, Housing & Dev. Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102



ST 590,83 #1

SPECIAL MEETING
CALENDAR

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Civic Center

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, May 14, 1985 - 2:00 PM

Chambers,

Members: Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

City Hall

#### REGULAR CALENDAR

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File 113-85-2 (Moratorium - Chinatown-North Beach Residential Hotel Unit) DRAFT Ordinance amending the Adm. Code Secs. 41B.5 and 41B.6 relating to moratorium on approval of permit applications to change the use of residential hotel units and prohibition against conversion; providing for exceptions. (Molinari)

#### ACTION:

File 110-84-13 (Clement Street Moratorium - Bars, Restaurants, Fast Foods) Ordinance temporarily prohibiting the approval of permits for the establishment and operation of resaturants, fast food establishments and bars on Clement Street Between Arguello Blvd. and Funston Ave; providing for definitions and a severability clause. (Molinari)

#### ACTION:

File 110-85-4 (Financial Institutions Moratorium - North Beach) Ordinance establishing a temporary prohibition against the approval of permits for financial institutions on those blocks bounded by Mason St. on the west, Lombard St. on the north, Grant Ave. on the east and Broadway on the south, to May 31, 1986 or until permanent legislative controls through the adoption of the Neighborhood Commercial Rezoning ordinance are put into effect. (Molinari)

#### ACTION:

4. File 110-84-3 [Ocean Avenue Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive, for twelve (12) months; providing for definitions and a severability clause. (Britt, Molinari, Kennedy)

# ACTION:

5. File 126-85-2. [Condominium Conversion] Ordinance amending the Subdivision Code by amending Sec. 1303 and adding Sec. 1397 to provide a procedure for exempting the conversion of stock cooperatives to condominiums. (Kopp)

#### ACTION:

6. File 115-85-7 (Interim Zoning Controls) Ordinance amending City Planning Code by amending Sec. 306.7 to remove from the City Planning Commission authority to impose interim zoning controls by resolution. (Kopp)

5. <u>File 115-85-6 (Growth Limitns. on Off. Develop)</u> DRAFT Ord. amend. CP Code by add. Sec. 175.4 to impose growth limitns. on off. develop. (Walker, Britt, Hongisto)

#### ACTION:

6. File 115-85-8 (Downtown Plan and Off. Limit) DRAFT Ord. amend. CP Code by amend. Secs. 123 & 124 and by add. Secs. 139, 320, 321 & 322 to limit the amt. of TDR trsfd. to a develop. lot; change FAR limits; impose a fee for open space on persons construct. or expand. cert. bldgs. in C-3-0 & C-3-0(SD) Dists. in order to fund open space in the C-3-0(SD) Dist. and to impose a limit on aprvl. of off. develop. projs. (Maher)

#### ACTION:

7. File 115-85-10 (Off. Afford. Hsng. Prodctn. Prog. - 6TH DRAFT - 4/24/85)
DRAFT Ord. amend. CP Code by addg. Sec. 313 to impose condtns. on aprvl.
of permit apps. for off. develop. projs. req. constrc. of hsng. afford. to
low and mod. income hshlds. or pymt. of a fee to be used for the develop.
of such projs. (Silver, Maher, Molinari, Renne, Ward, Britt, Hongisto)

#### ACTION:

8. File 115-85-16.1 (Neg. Dec. - Text Amend., 83.624ET) Res. adopt. final Neg. Dec. find. and deter. that amend. Sec. 213 and add. Sec. 313, CP. Code, to impose condtns. on aprvl. of permit apps. for off. develop. projs. in C-3 Dists req. constr. of hsng. a portn. of which is req. to be and remain afford. to low and mod. income hshlds., or pymt. of a fee to be used for develop. of such hsng. will have no sig. impact on the environ. and adopt. and incorp. findings of final neg. dec. (City Plng.)

#### ACTION:

9. <u>File 115-85-16 (Plng. Comm. Permit Aprvl.)</u> Ord. amend. Sec. 213 and add. Sec. 313, CP Code, to impose condtns. on aprvl. of permit apps. for off. develop. projs. in C-3 Dists. req. constr. of hsng., a portion of which is reqd. to be and remain afford. to low and mod. income hshlds., or pymt. of a fee to be used for the develop. of such hsng. (City Plng.)

#### ACTION:

10. File 115-83-3 [Office Housing Production Program) DRAFT Ord. amend. CP Code by add. Sec. 313 estab. a rev. process for cert. off. develop. projs. and for projs. displac. hsng. to impose condtns. on aprvl. of permit apps. designed to mitigate housing probs. caused by the projs. (Renne)

# ACTION:

11. File 115-83-3.1 [Office Housing Production Program] DRAFT Ord. amend. Part II, Chap. II, CP Code, by amend. Sec. 213 and add. Sec. 313 to impose condtns. on aprovl. of permit apps. for off. develop. projs. in C-3 Dists. requiring the constr. of housing affordable to low and mod. income hshlds. or pymt. of a fee to be used for the develop. of such housing. (Silver)

#### ACTION:

12. File 115-83-3.2 [Office Housing Production Program] DRAFT Ord. amend. Part II, Chap. II of the CP Code by add. Sec. 313, estab. on apprl. of cert. off. develop. projects in order to impose conditions on approval of permit applications designed to increase the avail. of affordable housing for new employees who will work in such projects. (Silver)

#### ACTION:

13. File 115-83-3.3 [Office Housing Production Program] DRAFT Ord. amend. Part II, Chap. II of the CP Code by add. Sec. 313, estab. a rev. process for cert. off. develop. projs. to impose condtns. on approv. of permit apps. designed to mitigate housing probs. caused by the projs. (Silver)

# ACTION:

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Planning, Housing and Development Cmte. Board of Supervisors

235 City Hall

San Francisco 94102

15. <u>File 115-85-9</u> Hearing to consider problems arising from the North of Market Special Use District. (Silver, Walker)

#### ACTION:

16. File 115-85-17.1. [Interim Controls - North of Market]
Ordinance amending City Planning Code by amending Zoning Map
for property located at Assessor's Block 347. Lot 5 to
reclassify this parcel from C-3-G to RC-4, to reclassify this
parcel from Height and Bulk District 80-X to 80-B and to amend
the boundaries of North of Market Residential Special Use
District to include this parcel. (City Planning)

#### ACTION:

17. File 115-85-17.2. [Permanent Controls - North of Market]
Ordinance amending City Planning Code by amending Zoning Map
for property located at Assessors Block 347. Lot 5 to
reclassify this parcel from C-3-G to RC-4, to reclassify this
parcel from Height and Bulk District 80-X to 80-B and to amend
the boundaries of North of Market Residential Special Use
District to include this parcel. (City Planning)

#### ACTION:

18. File 115-85-13.1. [Environmental Review] Resolution adopting Final Negative Declaration, finding and determining that reclassification of property at for Mission and Murray Streets Affordable Housing Special Use District will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

#### ACTION:

19. File 115-85-13.2. [Zoning Text Change, 84.386EZTC] Ordinance adding Section 249E to City Planning Code to provide for Mission and Murray Streets Affordable Housing Special Use District in which there would be a density bonus with conditional use authorization. (City Planning)

# ACTION:

20. <u>File 223-84-20</u>. Hearing to consider extending the Downtown Plan interim controls due to expire July 31, 1985. (Silver)

#### ACTION:

21. File 115-85-19. Hearing to consider imposing interim zoning controls to prohibit the granting of a conditional use permit to an automovile wrecking operation unless it is enclosed and stands on concrete or asphalt flooring. (Ward)

7. File 36-85-6.1. [Environmental Review] Resolution adopting Final Negative Declaration, finding and determining that reclassification of property at 3238-3248 - 17th Street will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

#### ACTION:

8. File 36-85-6.2 (Zoning Map Change, 84.369EZ) Ordinance adopting zoning map amendment, changing use classification of property at 3238-3248 - 17th St. from RH-3 to C-M Dist. (City Planning)

#### ACTION:

File 36-85-8.1. [Environmental Review] Resolution adopting Final Negative Declaration, finding and determining that reclassification of property at 1903 Broderick Street, 2904, 2908, 2910, 2890 California Street will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

#### ACTION:

10. File 36-85-8.2 (Zoning Map Change, 85.8EZ) Ordinance adopting zoning map amendment, changing use classification of property located at 1903 Broderick St., 2904, 2908, 2910, 2890 Calif. St. from RM-1 to RM-2 Dist. (City Planning)

#### ACTION:

Planning Code by amending Zoning Map for Assessor's Block 338.

Lot 23 and Assessor's Block 339. Lots 14 - 18. to reclassify portions of Height and Bulk District 80-120-T to 80-T; amending City Planning Code Section 249.5 by adding 249.5(C)(11) to provide for conditional use review of demolition of buildings containing residential units. (City Planning)

#### ACTION:

File 115-85-18.2. [Permanent Controls] Ordinance amending City Planning Code by amending Zoning Map for Assessor's Block 338. Lot 23 and Assessor's Block 339. Lots 14 - 18. to reclassify portions of Height and Bulk District 80-120-T to 80-T; amending City Planning Code Section 249.5 by adding 249.5(C)(11) to provide for conditional use review of demolition of buildings containing residential units. (City Planning)

#### ACTION:

13. File 110-84-10.1 [Conversion of Housing - Interim Controls)]
Ordinance amending Part II, Chapter II of the San Francisco
Municipal Code (City Planning Code) by adding Article 4,
Section 401 to prohibit the conversion of residential to
commercial use without conditional use authorization. (Maher)

# ACTION:

14. File 252-85 (Housing Policy) Resolution urging the Mayor to urge the Chief Administrative Officer to urge the Director of Property to report on conformity with Housing Policy Resolution No. 28-85 when Board action is taken on the sale or lease of surplus city property. (Silver)

adding Article 7 encompassing Sections 701 through 799 to provide for regulation of building standards and uses in Neighborhood Commercial Districts including new controls and use categories; imposing new requirements for conditional use authorization; providing for additional or modified conditional use review criteria; establishing new procedures for review of conditional uses in Neighborhood Commercial Districts; and establishing new compliance regulations. (City Planning)

#### ACTION:

[Neighborhood Commercial Interim Zoning File 115-85-11.4. 25. Controls] Resolution disapproving City Planning Commission Resolution No. 10275 imposing interim controls for property generally located in the Neighborhood Commercial Areas of San Francisco, establishing boundaries of Neighborhood Commercial General and Individual Area Districts and the 65-A-1 Height and Bulk District, reclassifying all properties located in the C-1 and RC-1 Districts and certain properties located in the RH-1, RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial General and Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District, amending boundaries of the Automotive Special Use District, the Washington-Broadway Special Use District No. 1. the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Illumination, deleting the Union Street Neighborhood Commercial Special Use District, the Hayes Gough Special Use District and the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District: amending, repealing and deleting various sections and adding Article 7 encompassing Sections 701 through 799 to provide for regulation of building standards and uses in Neighborhood Commercial Districts including new controls and use categories; imposing new reguirements for conditional use authorization; providing for additional or modified conditional use review criteria; establishing new procedures for review of conditional uses in Neighborhood Commercial Districts; and establishing new compliance regulations. (City Planning)

ACTION:

0475c

# NEIGHBORHOOD COMMERCIAL REZONING

[Neighborhood Commercial Interim Zoning Controls] DRAFT Ordinance amending Zoning Map to establish boundaries of Neighborhood Commercial General and Individual Area Districts and the 65-A-1 Height and Bulk District, to reclassify all properties located in the C-1 and RC-1 Districts and certain properties located in the RH-1, RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial General and Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District, to amend boundaries of the Automotive Special Use District. the Washington-Broadway Special Use District No. 1, the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Illumination, and to delete the Union Street Neighborhood Commercial Special Use District, the Hayes-Gough Special Use District and the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District: amending City Planning Code Sections 102, 102.4, 124, 125, 134, 135, 136, 140, 141, 142, 143, 156, 184, 185, 186, 187, 201, 202, 208, 210, 303, 304, 306.2, 306.3, 306.5, 350, 351, 602.1, 602.9, 602.21, 604 and 607; repealing Sections 242, 242.1, 245 and 247; deleting Sections 242.2 through 242.10; adding Sections 121.5, 121.7, 136.1, 145.1, 178, 179, 207.2, 253.1, 602.22, 602.23 and 607.1; adding Article 7 encompassing Sections 701 through 799 to provide for regulation of building standards and uses in Neighborhood Commercial Districts including new controls and use categories to impose new requirements for conditional use authorization, to provide for additional or modified conditional use review criteria, to establish new procedures for review of conditional uses in such Districts, and to establish new compliance regulations; and providing that Interim Zoning Controls are not applicable to permit applications filed prior to January 14, 1985 nor to permit applications formally approved by the Department of City Planning or the City Planning Commission prior to March 28. 1985; and providing for a severability clause. (City Planning)

#### ACTION:

File 115-85-11.2. [Environmental Review] Resolution adopting Final Negative Declaration, finding and deteriming that creation of interim controls for property located in the Neighborhood Commercial Areas of San Francisco will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

#### ACTION:

File 115-85-11.3. [Neighborhood Commercial Interim Zoning 24. Controls] Resolution ratifying City Planning Commission Resolution No. 10275 imposing interim controls for property generally located in the Neighborhood Commercial Areas of San Francisco, establishing boundaries of Neighborhood Commercial General and Individual Area Districts and the 65-A-1 Height and Bulk District, reclassifying all properties located in the C-1 and RC-1 Districts and certain properties located in the RH-1. RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial General and Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District, amending boundaries of the Automotive Special Use District, the Washington-Broadway Special Use District No. 1, the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Illumination, deleting the Union Street Neighborhood Commercial Special Use District, the Hayes-Gough Special Use District and the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District; amending, repealing and deleting various sections and

Public Library Civic Center

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors

City and County of San Francisco

Tuesday, May 21, 1985 - 2:00 P.M.

Members: Supervisors Silver, Renne, Kennedy

Chambers, City Hall

Clerk : Charles Owens

NOTE: This is a public hearing; testimony will be taken.

#### DOWNTOWN PLAN

1. File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] Resolution adopting final environmental impact report, finding and determining that adoption of permanent controls, amending the Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Dists. and to modify height and bulk regulations in the Downtown area pursuant to Planning Commission Resolution No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of final environmental impact report. (City Planning)

#### ACTION:

File 223-84-4 [Downtown Plan Permanent Controls] Amending Planning Code Secs. 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Sec. 126; adding Sec. 102.19 and making corresponding changes in sec. numbers; adding Secs. 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Art. 11 encompassing Secs. 1101 through 1123, and Appendices A through J to effect major changes in regulations affecting C-3 Dists., including changing the FAR and method of measuring gross floor area; eliminating Sec. 126 Bonus System; establishing new dists.; emending height and bulk limits; establishing design controls; authorizing imposition of additional requirements on developments; modifying rear yard requirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-C and C-3-S Dists. with a conditional use; changing the regulation of hotels and offices; changing the requirements for off-street parking and loading spaces; requiring tour bus loading in certain hotels; allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating dists. in which controls are placed on alteration and demolition and requiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions; and amending the Zoning Map of the City and County to modify the boundaries of the C-3 Dists. and to establish within said C-3 Dists. the boundaries for the Downtown Office Special Development Dist. and the Mid-South of Market Special Use Dist. and further amending the Zoning Map to establish boundaries for new Height and Bulk Dists. within the C-3 Use Dist. (City Planning)

## ACTION:

3. <u>File 223-84-6. [Downtown Development Reports]</u> Adding Chap. 10E to Administrative Code to require Dept. of City Planning to prepare reports on Downtown Development. (City Atty.)

#### ACTION:

File 115-85-6 (Growth Limitations on Office Development) DRAFT ordinance amending Part II, Chap. II of the Planning Code by adding Sec. 175.4 to impose growth limitations on office development. (Walker, Britt, Hongisto)

Planning, Housing & Development Cmte. Board of Supervisors Room 235, City Hall San Francisco, Ca. 94102 12. File 115-83-3.3 [Office Housing Production Program] DRAFT ordinance amending Part II, Chap. II of the City Planning Code by adding Sec. 313 thereto, establishing a review process for certain office development projects in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Sliver)

#### ACTION:

13. File 115-85-15 Hearing to consider amendments to the proposed Oowntown Plan which would reduce the floor area ratio from 10:1 to 9:1 to limit the transfer of development rights to a maximum of 50% over the base floor area ratio, to require a 1% set aside for a trust fund for a permanent open space downtown, to require a conditional use permit before demolishing class 3 and 4 buildings and to ellminate any opportunity to enhance the FAR by enhancing existing open space. (Maher)

#### ACTION:

14. <u>File 115-85-20</u> Hearing to consider establishing a Oowntown Office Crowth Management Ordinance. (Silver)

#### ACTION:

15. File 115-85-21 Hearing to consider amending City Planning Code by deleting section 1105, which would permit any owner of a building designated significant or contributory to file an application for reconsideration of such designation within 210 days of the effective date of the Oowntown Plan Ordinance. (Walker)

#### ACTION:

16. File 115-85-22 Hearing to consider amending the City Planning Code by amending section 1114(a), to extend the time period for restrictions imposed on limiting the size of development allowable on the site of an illegally demolished or altered building from ten to sixty years. (Walker)

#### ACTION:

File 115-85-23 Hearing to to consider amending the City Planning Code by amending section 1112.2, to require conditional use review for the demolition of Category 3 and 4 buildings as Identified in the Oowntown Plan to include but not be limited to considering limiting height, bulk and floor area ratio of the proposed development to no more than the existing Category 3 and/or 4 building on-site. (Walker)

#### ACTION:

18. File 115-85-24 (Crowth Limitations on Office Oevelopment) Ordinance (1st draft) amending the City Planning Code by adding Sections 320, 321 and 322 to Impose growth limitations on office development. (City Atty//Mayor's Proposals)

#### ACTION:

19. File 115-85-29 Hearing to consider amendment to City Flanning Code section 128, regarding "Certificate of Sale; Preconditions to First Sale of TOR" and "Certification of Transfer of TOR for a Project on the Oevelopment Lot". (Silver)

#### ACTION:

20. <u>File 223-84-22</u> Hearing to consider the list of proposed changes to the Oowntown Plan Ordinance submitted by the City Attorney. (Silver)

#### ACTION:

21. File 115-85-6 [Crowth Limitations on Office Oevelopment] Ordinance amending City Planning Code by adding section 175.4 to impose growth limitations on office developments. (Walker, Britt, Hongisto presented.)

5. File 115-85-8 (Downtown Plan and Office Limit) DRAFT Ordinance amending the Planning Code by amending Secs. 123 & 124 and by adding Secs. 139, 320, 321 & 322 to limit the amount of TDR transferred to a development lot, to change FAR limits, to impose a fee for open space on persons constructing or expanding certain buildings in C-3-0 & C-3-0(SD) Dists. in order to fund open space in the C-3-0(SD) Dists. and to impose a limit on approval of office development projects. (Maher)

#### ACTION:

6. File 115-85-10 (Office Affordable Housing Production Program - 6TH DRAFT - 4/24/85) DRAFT ordinance amending Planning Code by adding Sec. 313 to impose conditions on approval of permit applications for office development projects requiring construction of housing affordable to low and moderate income households or payment of a fee to be used for the development of such housing. (Silver, Maher, Molinari, Renne, Ward, Britt, Hongisto)

#### ACTION:

7. File 115-85-16.1 (Negative Declaration - Text Amendment - 83.624ET)
Resolution adopting final negative declaration finding and determining that amending Sec. 213 and adding Sec. 313, Planning Code, to impose conditions on approval of permit applications for office development projects in C-3 Dists. requiring construction of housing, a portion of which is required to be and remain affordable to low and moderate income households, or payment of a fee to be used for development of such housing, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

#### ACTION:

8. File 115-85-16 (Planning Commission Permit Approval) Ordinance amending Sec. 213 and adding Section 313, Planning Code, to impose conditions on approval of permit applications for office development projects in C-3 Dists. requiring construction of housing, a portion of which is required to be and remain affordable to low and moderate income households, or payment of a fee to be used for the development of such housing. (City Planning)

## ACTION:

9. File 115-83-3 [Planning Commission Permit Approval - Office Housing Production Program) DRAFT ordinance amending Planning Code by adding Sec. 313 establishing a review process for certain office development projects and for projects displacing housing in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. (Renne)

# ACTION:

10. File 115-83-3.1 [Office Housing Production Program] DRAFT ordinance amending Part II, Chap. II, Planning Code, by amending Sec. 213 and adding Sec. 313 to impose conditions on approval of permit applications for office development projects in C-3 Dists. requiring the construction of housing affordable to low and moderate income households or payment of a fee to be used for the development of such housing. (Silver)

## ACTION:

11. File 115-83-3.2 [Office Housing Production Program] DRAFT ordinance amending Part II, Chap. II of the City Planning Code by adding Sec. 313 thereto, establishing on approval of certain office development projects in order to impose conditions on approval of permit applications designed to increase the availability of affordable housing for new employees who will work in such projects. (Silver)

CALENDAR

Civic Center Doc

Public Library

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City and County of San Francisco

Tuesday, June 4, 1985 - 2:00 P.M.

Members: Supervisors Silver, Renne, Kennedy

Clerk: Charles Dwens

City Hall

Chambers,

NDTE: This public hearing will be limited to the Dffice Housing Production Program and legislation not available at the last public hearing; there will be no repetitive testimony.

#### DDWNTDWN PLAN

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] 1. Resolution adopting final environmental impact report, finding and determining that adoption of permanent controls, amending the Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Dists. and to modify height and bulk regulations in the Downtown area pursuant to Planning Commission Resolution No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of final environmental impact report. (City Planning)

#### ACTION:

File 223-84-4 [Downtown Plan Permanent Controls] Amending Pianning Code 2. Secs. 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Sec. 126; adding Sec. 102.19 and making corresponding changes in sec. numbers; adding Secs. 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Art. 11 encompassing Secs. 1101 through 1123, and Appendices A through J to effect major changes in regulations affecting C-3 Dists., including changing the FAR and method of measuring gross floor area; eliminating Sec. 126 Bonus System; establishing new dists.; amending height and bulk limits; establishing design controls; authorizing imposition of additional requirements on developments; modifying rear yard requirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-C and C-3-S Dists. with a conditional use; changing the regulation of hotels and offices; changing the requirements for off-street parking and loading spaces; requiring tour bus loading in certain hotels; allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating dists. in which controls are placed on alteration and demolition and requiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions; and amending the Zoning Map of the City and County to modify the boundaries of the C-3 Dists. and to establish within said C-3 Dists, the boundaries for the Downtown Dffice Special Development Dist. and the Mid-South of Market Special Use Dist. and further amending the Zoning Map to establish boundaries for new Height and Bulk Dists. within the C-3 Use Dist. (City Planning)

#### ACTION:

File 223-84-6. [Downtown Development Reports] Adding Chap. 10E to 3. Administrative Code to require Dept. of City Planning to prepare reports on Downtown Development. (City Atty.)

ACTION:

DOCUMENTS DEPT.

JUN 4 1985

SAN FRANCISCO PUSLIC LIBRARY 22. File 115-85-25 [Child Care Plans and Child Care Brokerage Services]
Ordinance (draft) amending City Planning Code by adding section 165 to
require child care plans and child care brokerage services in C-3 zoning
districts. (Walker)

ACTION:

23. File 115-85-26 [C-3 Districts] Ordinance (draft) amending City Planning Code by amending section 213 and adding a section to impose conditions of approval of permit applications for office development projects in C-3 districts requiring the construction of on-site child care affordable to low and moderate income households or payment of a fee to be used for the development, expansion and maintenance of affordable quality child care program facilities and auxiliary services. (Walker

ACTION:

24. File 115-85-27 [Child Care Plans and Child Care Brokerage Services]
Resolution imposing interim zoning controls to require child care plans and child care brokerage services as a condition of approval of permit applications for citywide office development projects. (Walker)

ACTION:

25. File 115-85-28 [C-3 Districts] Resolution imposing interim zoning controls to establish the affordable child care program to mitigate the impact of development on the availability of affordable child care services in the city. (Walker)

ACTION:

Planning, Housing and Development Cmte. Board of Supervisors 235 City Hall San Francisco 94102 9. File 115-85-15 Hearing to consider amendments to the proposed Downtown Plan which would reduce the floor area ratio from 10:1 to 9:1 to limit the transfer of development rights to a maximum of 50% over the base floor area ratio, to require a 1% set aside for a trust fund for a permanent open space downtown, to require a conditional use permit before demolishing class 3 and 4 buildings and to eliminate any opportunity to enhance the FAR by enhancing existing open space. (Maher)

#### ACTION:

10. File 115-85-20 Hearing to consider establishing a Downtown Office Growth Management Ordinance. (Silver)

#### ACTION:

11. File 115-85-21 Hearing to consider amending City Planning Code by deleting section 1105, which would permit any owner of a building designated significant or contributory to file an application for reconsideration of such designation within 210 days of the effective date of the Downtown Plan Ordinance. (Walker)

#### ACTION:

12. File 115-85-22 Hearing to consider amending the City Planning Code by amending section 1114(a), to extend the time period for restrictions imposed on limiting the size of development allowable on the site of an illegally demolished or altered building from ten to sixty years. (Walker)

#### ACTION:

13. File 115-85-23 Hearing to to consider amending the City Planning Code by amending section 1112.2, to require conditional use review for the demoiltion of Category 3 and 4 buildings as identified in the Downtown Plan to include but not be limited to considering limiting height, bulk and floor area ratio of the proposed development to no more than the existing Category 3 and/or 4 building on-site. (Walker)

#### ACTION:

14. File 115-85-24 (Growth Limitations on Office Development) Ordinance (1st draft) amending the City Planning Code by adding Sections 320, 321 and 322 to impose growth limitations on office development. (City Atty//Mayor's Proposals)

#### ACTION:

15. File 115-85-29 Hearing to consider amendment to City Planning Code section 128, regarding "Certificate of Sale; Preconditions to First Sale of TDR" and "Certification of Transfer of TDR for a Project on the Development Lot". (Silver)

#### ACTION:

16. File 223-84-22 Hearing to consider the list of proposed changes to the Downtown Plan Ordinance submitted by the City Attorney. (Silver)

#### ACTION:

File 115-85-25 [Child Care Plans and Child Care Brokerage Services]
Ordinance (draft) amending City Planning Code by adding section 165 to
require child care plans and child care brokerage services in C-3 zoning
districts. (Walker)

# ACTION:

18. File 115-85-26 [C-3 Districts] Ordinance (draft) amending City Planning Code by amending section 213 and adding a section to impose conditions of approval of permit applications for office development projects in C-3 districts requiring the construction of on-site child care affordable to

4. File 115-85-6 (Growth Limitations on Office Development) Ordinance amending Part II, Chap. II of the Planning Code by adding Sec. 175.4 to impose growth limitations on office development. (Walker, Britt, Hongisto)

#### ACTION:

5. File 115-85-8 (Downtown Plan and Office Limit) DRAFT Ordinance amending the Planning Code by amending Secs. 123 & 124 and by adding Secs. 139, 320, 321 & 322 to limit the amount of TDR transferred to a development lot, to change FAR limits, to impose a fee for open space on persons constructing or expanding certain buildings in C-3-0 & C-3-0(SD) Dists. in order to fund open space in the C-3-0(SD) Dists. and to impose a limit on approval of office development projects. (Maher)

(Cont. from 5/21/85 with amendments as follows:

#### ACTION:

a. (Downtown Plan - Park Fund) Draft Ordinance amending Part II, Chap. II, City Planning Code, by adding Sec. 139 to provide for imposition of a fee as a condition of permit approval for construction or expansion of certain buildings in all c-3 Use Dists. in order to provide funds for downtown park and recreation facilities. (With 5 addl. amendments) (Maher)

#### ACTION:

b. File 115-85-8.1 (Downtown Plan - Growth Limitations) Draft Ordinance (1st draft) amending Part II, Chap. II, City Planning Code, by adding Secs. 320, 321 and 322 to impose growth limitations of office development. (PH&D Cmte)

# ACTION:

Resolution adopting final negative declaration - Text Amendment - 83.624ET)
Resolution adopting final negative declaration finding and determining that amending Sec. 213 and adding Sec. 313, Planning Code, to impose conditions on approval of permit applications for office development projects in C-3 Dists. requiring construction of housing, a portion of which is required to be and remain affordable to low and moderate income households, or payment of a fee to be used for development of such housing, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

#### ACTION:

7. File 115-85-10 (Office Affordable Housing Production Program - 9TH DRAFT - 5/20/85) DRAFT ordinance amending Planning Code by adding Sec. 313 to impose conditions on approval of permit applications for office development projects requiring construction of housing to be and remain affordable to low and moderate income households, or payment of a fee to be used for the development of such housing, and amending Part II, Chap. XII of the Municipal Code. (Subdivision Code) by adding subsec. 5 to Sec. 1360.(Silver, Maher, Molinari, Renne, Ward, Britt, Hongisto)

#### ACTION:

8. File 115-85-16. [Office Affordable Housing Production Program] Ordinance (8th draft) adding Section 313 to City Planning Code to impose conditions on approval of permit applications for office development projects requiring construction of housing to be and remain affordable to low and moderate income households, or payment of a fee to be use for the development of such housing and amending Section 1360 of Subdivision Code; providing for termination date. City Planning)

of building standards and uses in Neighborhood Commercial Districts including new controls and use categories to impose new requirements for conditional use authorization, to provide for additional or modified conditional use review criteria, to establish new procedures for review of conditional uses in such Districts, and to establish new compliance regulations; and providing that Interim Zoning Controls are not applicable to permit applications filed prior to January 14, 1985 nor to permit applications formally approved by the Department of City Planning or the City Planning Commission prior to March 28, 1985; and providing for a severability clause. (City Planning)

#### ACTION:

Pile 115-85-11.2. [Environmental Review] Resolution adopting Final Negative Declaration, finding and deteriming that creation of interim controls for property located in the Neighborhood Commercial Areas of San Francisco will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

# ACTION:

File 115-85-11.3. [Neighborhood Commercial Interim Zoning Controls] 26. Resolution ratifying City Pianning Commission Resolution No. 10275 imposing interim controls for property generally located in the Neighborhood Commercial Areas of San Francisco, establishing boundaries of Neighborhood Commercial Ceneral and Individual Area Districts and the 65-A-1 Height and Buik District, reclassifying all properties iocated in the C-l and RC-1 Districts and certain properties located in the RH-1, RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial Ceneral and Individual Area District, or to an RH-1, RH-2, RH-3, RH-1, RM-2, or RH-3 District, amending boundaries of the Automotive Special Use District, the Washington-Broadway Special Use District No. 1, the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Illumination, deleting the Union Street Neighborhood Commercial Special Use District, the Hayes-Cough Special Use District and the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District; amending, repealing and deleting various sections and adding Article 7 encompassing Sections 701 through 799 to provide for regulation of building standards and uses in Neighborhood Commercial Districts including new controls and use categories; imposing new requirements for conditional use authorization; providing for additional or modified conditional use review criteria; establishing new procedures for review of conditional uses in Neighborhood Commercial Districts; and establishing new compliance regulations. (City Planning)

#### ACTION:

File 115-85-11.4. [Neighborhood Commercial Interim Zoning Controls] 27. Resolution disapproving City Pianning Commission Resolution No. 10275 imposing interim controls for property generally located in the Neighborhood Commercial Areas of San Francisco, establishing boundaries of Neighborhood Commercial Ceneral and Individual Area Districts and the 65-A-1 Height and Buik District, reclassifying all properties located in the C-l and RC-l Districts and certain properties located in the RH-l, RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial Ceneral and Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District, amending boundaries of the Automotive Special Use District, the Washington-Broadway Special Use District No. 1, the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Iliumination, deleting the Union Street Neighborhood Commerciai Speciai Use District, the Hayes-Cough Special Use District and the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District; amending, repealing and deleting various sections and adding Article 7 encompassing Sections 701 through 799 to provide for regulation of building standards and uses in Neighborhood Commercial Districts including new controls and use categories; imposing new requirements for conditional use authorization; providing for additional or modified conditional use review criteria; establishing new procedures for review of conditional uses in Neighborhood low and moderate income households or payment of a fee to be used for the development, expansion and maintenance of affordable quality child care program facilities and auxiliary services. (Walker

ACTION:

19. File 115-85-27 [Child Care Plans and Child Care Brokerage Services]
Resolution imposing interim zoning controls to require child care plans and child care brokerage services as a condition of approval of permit applications for citywide office development projects. (Walker)

ACTION:

20. File 115-85-28 [C-3 Oistricts] Resolution imposing interim zoning controls to establish the affordable child care program to mitigate the impact of development on the availability of affordable child care services in the city. (Walker)

ACTION:

21. File 115-85-14.2 (Environmental Review) Resolution adopting final engative declaration, finding and determining that the imposition of interim zoning controls which would prohibit the approval of permits for developments resulting in addition of 50,000 or more gross square feet of office space in C-3 (Downtown Commercial) and M (Industrial) Dists. until November 15, 1985, will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION:

22. <u>File 115-85-14.1</u> (Office Development Noratorium) Resolution imposing interim zoning controls to prohibit the approval of permits for office developments of 50,000 gross square feet or more in C and M Oistricts until November 15, 1985. (Hongisto, Britt, Walker)

ACTION:

23. <u>File 115-85-32</u> Hearing to consider establishing legislation defining criteria for exempting "back offices" from Downtown Plan office growth caps. (Silver)

ACTION:

# NEICHBORHOOD COMMERCIAL REZONING

NOTE: This will be a "workshop" hearing on the Neighborhood Commercial Rezoning Ordinance and proposed amendments, followed by a public hearing at which time public testimony will be taken.

File 115-85-11.1. [Neighborhood Commercial Interim Zoning Controls] DRAFT Ordinance amending Zoning Map to establish boundaries of Neighborhood 24 Commercial General and Individual Area Oistricts and the 65-A-1 Height and Bulk District, to reclassify all properties located in the C-l and RC-l Districts and certain properties located in the RH-1, RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial Ceneral and Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District, to amend boundaries of the Automotive Special Use Oistrict, the Washington-Broadway Special Use District No. 1, the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Illumination, and to delete the Union Street Neighborhood Commercial Special Use District, the Hayes-Cough Special Use Oistrict and the Interim North Beach Neighborhood Commercial Housing Conservation Special Use Oistrict; amending City Planning Code Sections 102, 102.4, 124, 125, 134, 135, 136, 140, 141, 142, 143, 156, 184, 185, 186, 187, 201, 202, 208, 210, 303, 304, 306.2, 306.3, 306.5, 350, 351, 602.1, 602.9, 602.21, 604 and 607; repealing Sections 242, 242.1, 245 and 247; deleting Sections 242.2 through 242.10; adding Sections 121.5, 121.7, 136.1, 145.1, 178, 179, 207.2, 253.1, 602.22, 602.23 and 607.1; adding Article 7 encompassing Sections 701 through 799 to provide for regulation

#### SPECIAL MEETING

PUDLIC LIBRARY Civic Center

CALENDAR

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City and County of San Francisco

Tuesday, June 11, 1985 - 2:00 P.M.

Members: Supervisors Silver, Renne, Kennedy

Clerk: Charles Owens

DOCUMENTS L. Chambers,

NOTE: This will be a "voting only session" on the Downtown Plan and proposed amendments. The public is invited to attend; however, no public testimony will be taken except in writing. Discussion will be confined to Committee Members, staff members of the departments of City Planning, City Attorney and other City departments. Votes are expected to be taken on various proposed amendments and on the Downtown Plan as a whole. Note that no vote of the Committee is final, buy only a recommendation to the Board of Supervisors.

#### DOWNTOWN PLAN

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] 1. Resolution adopting final environmental impact report, finding and determining that adoption of permanent controls, amending the Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Dists, and to modify height and bulk regulations in the Downtown area pursuant to Planning Commission Res. No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of final environmental impact report. (City Planning)

#### ACTION:

File 223-84-4 [Downtown Plan Permanent Controls] Amending Planning Code Secs. 102.8, 123, 124, 127, 134, 135, 136, 141, 143, 152, 153, 154, 155, 156, 168, 161, 184, 210.3, 212, 214, 216, 219, 223, 260, 270, 271, 304, 604, 1004, and 1006.7; deleting Sec. 126; adding Sec. 102.19 and making corresponding changes in sec. numbers; adding Secs. 128, 132.1, 137, 138, 146, 147, 148, 149, 152.5, 162, 163, 175.1, 175.2, 248, 249.1, 263.6, 263.7, 263.8, 272, 295 and 309; and by adding Art. 11 encompassing Secs. 1101 through 1123, and Appendices A through J to effect major changes in regulations affecting C-3 Dists., including changing the FAR and method of measuring gross floor area; eliminating Sec. 126 Bonus System; establishing new dists.; amending height and bulk limits; establishing design controls; authorizing imposition of additional requirements on developments; modifying rear yard requirements; prohibiting new parking lots in certain areas; regulating the conversion and demolition of dwellings; permitting higher dwelling densities in C-3-C and C-3-S Dists. with a conditional use; changing the regulation of hotels and offices; changing the requirements for off-street parking and loading spaces; requiring tour bus loading in certain hotels; allowing landmark control of interiors in private buildings; designating certain buildings which may not be demolished or altered except under certain conditions; allowing certain properties to transfer unused floor area; and creating dists. in which controls are placed on alteration and demolition and requiring special review of new structures; establishing procedures for reviewing the design of all new structures and substantial alterations; and providing certain exemptions; and amending the Zoning Map of the City and County to modify the boundaries of the C-3 Dists. and to establish within said C-3 Dists. the boundaries for the Downtown Office Special Development Dist, and the Mid-South of Market Special Use Dist, and further amending the Zoning Map to establish boundaries for new Height and Bulk Dists. within the C-3 Use Dist. (City Planning)

#### ACTION:

File 223-84-6. [Downtown Development Reports] Ordinance adding Chap. 10E 3.

Commercial Districts; and establishing new compliance regulations. (City Planning)

ACTION:

28. File 115-85-33. Hearing to consider whether the Board of Supervisors should initiate neighborhood commercial interim controls that differ from those imposed by the City Planning Commission. (Silver)

ACTION:

Planning, Housing and Development Cmte. Board of Supervisors 235 City Hall San Francisco 94102 to Adm. Code to require Dept. of City Planning to prepare reports on Downtown Development. (City Atty.)

#### ACTION:

4. File 115-85-6 (Crowth Limitations on Office Development) Ordinance amending Part II, Chap. II of the Planning Code by adding Sec. 175.4 to impose growth limitations on office development. (Walker, Britt, Hongisto)

#### ACTION:

5. File 115-85-8 (Downtown Plan and Office Limit) DRAFT Ordinance amending the Planning Code by amending Secs. 123 & 124 and by adding Secs. 139, 320, 321 & 322 to limit the amount of TDR transferred to a development lot, to change FAR limits, to impose a fee for open space on persons constructing or expanding certain buildings in C-3-0 & C-3-0(SD) Dists. in order to fund open space in the C-3-0(SD) Dists. and to impose a limit on approval of office development projects. (Maher)

(Cont. from 5/21/85 with amendments as follows:

#### ACTION:

5a. (Downtown Plan - Park Fund) Draft Ordinance amending Part II, Chap. II, City Planning Code, by adding Sec. 139 to provide for imposition of a fee as a condition of permit approval for construction or expansion of certain buildings in all C-3 Use Dists. in order to provide funds for downtown park and recreation facilities. (With 5 addl. amendments) (Maher)

#### ACTION:

5b. File 115-85-8.1 (Downtown Plan - Crowth Limitations) Draft Ordinance (1st draft) amending Part II, Chap. II, City Planning Code, by adding Secs. 320, 321 and 322 to impose growth limitations of office development. (PH&D Cmte)

#### ACTION:

6. File 115-85-16.1 (Negative Declaration - Text Amendment, 85.193ET - 9th Draft) Resolution adopting final negative declaration, finding and determining that amending Part II, Chapter II of the City Planning Code by adding Sec. 313 to impose conditions on approval of permit applications for office development projects requiring the construction of housing, a portion of which is required to be and remain affordable to low and moderate income households, or payment of a fee to be used for the development of such housing will have no significant impact on the environment and adopting and icorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

# ACTION:

7. File 115-85-10 (Office Affordable Housing Production Program - 85.193ET - 9TH DRAFT - 5/20/85) DRAFT ordinance amending Planning Code by adding Sec. 313 to impose conditions on approval of permit applications for office development projects requiring construction of housing to be and remain affordable to low and moderate income households, or payment of a fee to be used for the development of such housing, and amending Part II, Chap. XII of the (Subdivision Code) by adding Subsec. 5 to Sec. 1360. (Silver, Maher, Molinari, Renne, Ward, Britt, Hongisto)

# ACTION:

File 115-85-24 (Crowth Limitations on Office Development) Ordinance (2nd draft) amending the City Planning Code by adding Secs. 320, 321 and 322 to impose growth limitations on office development. (City Atty/Mayor's Proposals)



9. File 115-85-25 [Child Care Plans and Child Care Brokerage Services]
Ordinance (draft) amending City Planning Code by adding Sec. 165 to
require child care plans and child care brokerage services in C-3 zoning
districts. (Walker)

ACTION:

10. File 115-85-26 [Office Affordable Child Care Program) Ordinance (3rd draft) amending City Planning Code by amending Sec. 213 and adding Sec. 314 to impose conditions on approval of permit applications for office development projects in C-3 Dists. requiring the construction of on-site child care facilities or payment of a fee to be used for the development, expansion and maintenance of affordable quality child care program facilities and auxiliary services. (Walker)

ACTION:

11. File 115-85-27 [Child Care Plans and Child Care Brokerage Services]
Resolution imposing interim zoning controls to require child care plans and child care brokerage services as a condition of approval of permit applications for citywide office development projects. (Walker)

ACTION:

12. File 115-85-28 (Office Affordable Child Care Program) Ordinance (3rd draft) amending the City Planning Code by adding Sec. 314 to impose conditions on approval of permit applications for office development projects requiring the construction of on-site child care facilities or payment of a fee to be used for the development, expansion and maintenance of affordable quality child care program facilities and auxiliary services. (Walker)

ACTION:

13. File 115-85-14.2 (Environmental Review) Resolution adopting final engative declaration, finding and determining that the imposition of interim zoning controls which would prohibit the approval of permits for developments resulting in addition of 50,000 or more gross square feet of office space in C-3 (Downtown Commercial) and M (Industrial) Dists. until Nov. 15, 1985, will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING ITEM

ACTION:

14. File 115-85-14.1 (Office Development Moratorium) Resolution imposing interim zoning controls to prohibit the approval of permits for office developments of 50,000 gross square feet or more in C and M Dists. until Nov. 15, 1985. (Hongisto, Britt, Walker)

ACTION:

15. File 115-85-32 Hearing to consider establishing legislation defining criteria for exempting "back offices" from Downtown Plan office growth caps. (Silver)

ACTION:

16. File 115-85-15 Hearing to consider amendments to the proposed Downtown Plan which would reduce the floor area ratio from 10:1 to 9:1 to limit the transfer of development rights to a maximum of 50% over the base FAR, to require a 1% set aside for a trust fund for a permanent open space downtown, to require a conditional use permit before demolishing class 3 and 4 buildings and to eliminate any opportunity to enhance the FAR by enhancing existing open space. (Maher)

17. <u>File 115-85-20</u> Hearing to consider establishing a Downtown Office Growth Management Ordinance (Silver)

### ACTION:

18. File 115-85-21 Hearing to consider amending City Planning Code by deleting Sec. 1105, which would permit any owner of a building designated significant or contributory to file an application for reconsideration of such designation within 210 days of the effective date of the Downtown Plan Ordinance. (Walker)

#### ACTION:

19. File 115-85-22 Hearing to consider amending the City Planning Code by amending Sec. 1114(a), to extend the time period for restrictions imposed on limiting the size of development allowable on the site of an illegally demolished or altered building from ten to sixty years. (Walker)

### ACTION:

20. File 115-85-23 Hearing to consider amending the City Planning Code by amending Sec. 1112.2, to require conditional use review for the demolition of Category 3 and 4 buildings as identified in the Downtown Plan to include but not be limited to considering limiting height, bulk and floor area ratio of the proposed development to no more than the existing Category 3 and/or 4 building on-site. (Walker)

## ACTION:

21. File 115-85-29 Hearing to consider amendment to City Planning Code Sec. 128, regarding "Certificate of Sale; Preconditions to First Sale of TDR" and "Certification of Transfer of TDR for a Project on the Development Lot". (Silver, Renne)

## ACTION:

22. <u>File 223-84-22</u> Hearing to consider the list of proposed changes to the Downtown Plan Ordinance submitted by the City Attorney. (Silver)

### ACTION:

23. File 115-85-35 Hearing to consider amending the Downtown Plan Ordinance to limit the transfer of TDR on development lots to 25% of FAR, to prohibit TDR transfer to the site of the demolition of a Heritage C rated building, to prohibit the crediting of solariums as open space, to delete certain types of open space as acceptable under Section 138, to require extended public use of open space during daylight savings time, to apply the Office and Housing Production Program (OHPP) and Transit Impact Development Fee to offices of 25,000 square feet or more, to authorize imposition of height reduction on development when 50% or more of a block is developed within 90% of allowable heights and on development which exceeds the average height of buildings on a streetfront, to require applicants for Section 309 exceptions to provide certain documentation and to extablish that the exception will not be of lesser quality than a complying building, or having a greater negative environmental impact, to disallow exceptions to the open space requirement, and to allow the imposition of additional requirements under Section 309 based on certain considerations including cumulative impact. (Britt)

# ACTION:

24. <u>File 81-85-1</u>. Hearing to consider feasibility of establishing a special use district for the Market/Van Ness area, imposing a moratorium on development and separating the area from the Downtown Plan. (Silver)

### ACTION:



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SPECIAL MEETING

ALENDAR

Public Latran Civic Center

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PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, June 17, 1985 - 12:30 PM

Members: Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

Room 228, City Hall

1. File 110-85-4 (Financial Institutions Moratorium) Ordinance establishing a temporary prohibition against the approval of permits for financial institutions on those blocks bounded by Mason St. on the west, Lombard St. on the north, Grant Ave. on the east and Broadway on the south, to May 31, 1986 or until permanent legislative controls through the adoption of the Neighborhood Commercial Rezoning Ordinance are put into effect. (Molinari)

(Cont. from 5/14/85 with pending amendment)

ACTION:

Recommended as amended. P.3, L.22, after "1981" add NOR TO ANY APPLICANT WHO HAS OBTAINED THE CONSENT OF THE SUPERINTENDENT OF BANKS TO RELOCATE A BRANCH BANK A DISTANCE NO GREATER THAN 500 LINEAL FEET FROM THE EXISTING BRANCH BANK SUBSEQUENT TO FEBRUARY 11, 1985 AND PRIOR TO MARCH 30, 1985.

Planning, Housing and Development Cmte. Board of Supervisors 235 City Hall San Francisco 94102

ST. 190.83 11.105 CITY AND COUNTY OF S

Public Library Civic Center

# BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184

NOTICE OF

MEETING CANCELLATION

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE
Board of Supervisors

The July 2, 1985 meeting of the Planning, Housing and Development Committee is cancelled. The next regular meeting of the Committee will be scheduled on a date to be announced.

John L. Taylor Clerk of the Board

JLT/co

Posted: 6/27/85



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# CALENDAR

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PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City and County of San Francisco

Tuesday, July 16, 1985 - 2:00 PM

DOCUMENTS DEPT.

Chambers, City Hall

Present: Supervisors Silver, Renne

JUL 2 2 1985

Absent : Supervisor Kennedy

SAN FRANCILUO PUBLIC LIBRARY

Clerk:

Charles Owens

File 36-85-9.1 (Environmental Review - 83.412E - ORANGELAND) Resolution adopting final EIR, finding and determining that reclassification of property from a P (Public) Dist. to a C-2 (Community Business) Dist., subject to a C-2-C (Community Business Chinatown) interim use dist. and an interim Chinatown Core Special Use Dist., of property located on the east side of Trenton St. (a vacant lot), 113 feet north of Washington St., Lot 35 in Assessor's Block 192, as an integral part of the 1055 Stockton St. development project, will have a significant impact on the environment, and adopting and incorporating findings of final EIR. (City Planning)

ACTION: Cont. to Call of the Chair

File 36-85-9.2 (Zoning Change, 83.412EZ - ORANGELAND) Ordinance adopting Zoning Map Amendment, changing use classification of property located on the east side of Trenton St., 97.5 feet north of Washington St. from P to C-2 Dist. (City Planning)

ACTION: Cont. to Call of the Chair

### ADDENDUM

File 36-85-9.3 (Rezoning of Lot 35, Trenton Alley - ORANCELAND) 3. Resolution declaring that the Board of Supervisors will take no action approving the rezoning of the Pineview Housing Site until and unless its developers meet certain conditions. (Britt, Walker)

ACTION: Cont. to Call of the Chair

File 68-85-7 (Grant - Federal Funds) Resolution authorizing the Mayor's Office of Housing and Economic Development to apply for and accept Urban Development Action Grants. (Silver)

ACTION: Recommended as amended; see file for detail

NOTE RE FOLLOWING ITEM: The Public Hearing has been closed; however, the public is invited to attend and may submit testimony in writing.

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] 5. Resolution adopting final environmental impact report, finding and determining that adoption of permanent controls, amending the Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Dists. and to modify height and bulk regulations in the Downtown area pursuant to Planning Commission Res. No. 10165 will have a significant impact on the environment, and adopting and incorporating findings of final environmental impact report. (City Planning)

ACTION: Adopt Amendment of the Whole (2nd draft) entitled ADOPTING FINAL ENVIRONMENTAL IMPACT REPORT, FINDING AND DETERMINING THAT ADOPTION OF PERMANENT CONTROLS, AMENDING THE CITY PLANNING CODE AND ZONING MAP TO REGULATE DEVELOPMENT IN THE C-3 (DOWNTOWN) ZONING DISTRICTS, ((AND)) TO MODIFY HEIGHT AND BULK RECULATIONS IN THE DOWNTOWN AREA PURSUANT TO CITY PLANNING COMMISSION RESOLUTION NO. 10165, AND TO PLACE A LIMIT ON THE AMOUNT OF OFFICE DEVELOPMENT THAT MAY BE APPROVED CITYWIDE WILL HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT AND ADOPTING AND INCORPORATING FINDINGS OF FINAL ENVIRONMENTAL IMPACT REPORT.; Cont. to Call of the Chair

Adopt resolution entitled ADOPTING FINDINGS FOR ADOPTION OF THE DOWNTOWN PERMANENT CONTROLS AND LIMITATION ON OFFICE DEVELOPMENT (F. 223-84-5.1); Cont. to Call of the Chair



6. File 115-85-12 (South of Market Special Use Dist.) Ordinance amending City Planning Code by amending Sec. 246 to extend to January 10, 1986 the interim South of Market Industrial and Housing Conservation Special Use Dist. with an exception as to projects with a site permit issued on or before November 15, 1983. (Maher)

ACTION: Recommended





# SPECIAL MEETING CALENDAR PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors

Friday, August 2, 1985 - 2:00 PM

Chambers, City Hall

Supervisors Silver, Kennedy

Supervisor Renne Absent : Charles Owens Clerk:

DOCUMENTS DIAT.

Court Reporter (Harry Souza) present for Items 1, 2 & 3

AUG (1 1985

ORANCELAND

File 36-85-9.1 (Environmental Review - 83.412E - ORANGEHAND) Resolution adopting final EIR, finding and determining that reclassification of property from a P (Public) Dist. to a C-2 (Community Business) Dist., subject to a C-2-C (Community Susiness Chinatown) interim use dist. and an interim Chinatown Core Special Use Dist., of property located on the east side of Trenton St. (a vacant lot), 113 feet north of Washington St., Lot 35 in Assessor's 8lock 192, as an integral part of the 1055 Stockton St. development project, will have a significant impact on the environment, and adopting and incorporating findings of final EIR. (City Planning)

ACTION: To 8d. w/o recommendation as amended; for Cmte. Rpt. in Bd. 8/5/85; CPC Motion No. 10307 presented in Cmte; see file for detail.

File 36-85-9.2 (Zoning Change, 83.412EZ - ORANCELAND) Ordinance adopting 2. Zoning Map Amendment, changing use classification of property located on the east side of Trenton St., 97.5 feet north of Washington St. from P to C-2 Dist. (City Planning)

ACTION: To 8d. w/o recommendation; for Cmte. Rpt. in 8d. 8/5/85

File 36-85-9.3 (Rezoning of Lot 35, Trenton Alley - ORANCELAND) Resolution declaring that the Board of Supervisors will take no action approving the rezoning of the Pineview Housing Site until and unless its developers meet certain conditions. (Britt, Walker)

ACTION: To 8d. w/o recommendation; for Cmte. Rpt. in Bd. 8/5/85

# DOWNTOWN PLAN ENVIRONMENTAL IMPACT REPORT

NOTE RE FOLLOWING ITEMS: The Public Hearing has been closed; however, the public is invited to attend and may submit testimony in writing.

File 223-84-5 [Environmental Review Downtown Permanent Zoning Controls] Resolution (2nd draft) adopting final environmental impact report, finding and determining that adoption of permanent controls, amending the Planning Code and Zoning Map, to regulate development in the C-3 (Downtown) Zoning Dists. to modify height and bulk regulations in the Downtown area pursuant to Planning Commission Res. No. 10165. and to place a limit on the amount of office development that may be approved citywide will have a significant impact on the environment, and adopting and incorporating findings of final environmental impact report. (City Planning)

Recommended as amended; see file for detail ACTION:

File 223-84-5.1 (Downtown Plan Findings) Resolution adopting findings for adoption of the Downtown Plan permanent controls and limitation on office development. (Silver/PH&D Cmte.)

ACTION: To 8d. w/o recommendation

# NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEM:

File 110-85-6 (Downtown Plan Moratorium) DRAFT ordinance amending the 6. City Planning Code by adding Sec. 175.3 to impose a five-year moratorium on new office buildings. (Kennedy)

ACTION: To 8oard w/o recommendation as amended; change the moratorium from "five years" to TWO YEARS; City Atty. to prepare legislation in final approved form as amended.

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FOR POSTING

# CALENDAR

# PLANNING, HOUSING AND DEVELOPMENT CO

Board of Supervisors
City and County of San Francisco

Tuesday, August 20, 1985 - 2:00 PM

Chambers,

Members: Supervisors Silver, Renne, Kennedy

City Hall

Absent: Supervisor Kennedy for Item Nos. 12, 19, and 20.

Supervisor Renne for Item Nos. 33, 34, and 35.

AUG 2 6 1985

Acting Clerk: Betty Kapovich

TUBLIC LIEGARY

NOTE: THIS CALENDAR HAS BEEN DIVIDED INTO HALVES; ITEMS 1 THRU 23 WILL BE HEARD COMMENCING AT 2:00 PM; ITEMS 24 THRU 38 WILL NOT BE HEARD UNTIL AFTER 4:00 PM

1. File 134-85-1 (Funds - Federal) Resolution authorizing the Dept. of City Planning to apply for, accept and expend grant funds in the amount of \$55,000 from the Economic Development Adm. for economic development planning activities. (Mayor)

ACTION: Recommended.

File 36-84-8.3 [Nob Hill Reclassification] Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Walker, Ward)

ACTION: Continued to the Call of the Chair. Two Motions prepared in and reported out of Committee, entitled:

- (1) "Motion initiating the ordinance in File No. 36-84-8.3, entitled 'Adopting changes in property use classification as an amendment to the zoning map of the City and County of San Francisco of property located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street' as an amendment to the City Planning Code pursuant to Section 302 and referring it to the City Planning Commission for its consideration and action." (File No. 36-84-8.6)
- (2)"Motion initiating an extension to interim zoning controls for projects located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street from a 160A Height and Bulk District to a 65A Height and Bulk district for six months." (File No. 36-84-8.7)
- File 113-85-2 (Chinatown-North Beach Residential Hotel Unit Moratorium) Ordinance amending Adm. Code Secs. 41B.5 and 41B.6 to provide for exceptions to the prohibition against conversion of residential hotel units to any other use. (Molinari)

ACTION: Recommended.

File 114-85-1 (Condominium Requirements) Ordinance amending Part II, Chap. XII (Housing Code) by amending Sec. 707A; and by amending Part II, Chap. I, (Building Code) by amending Sec. 4105; and by amending Part II, Chap. XII (Housing Code) by amending Secs. 713 and 713.B; and by amending Part II, Chap. VIII (Police Code) by amending Sec. 636.1; to exempt condominiums from security and heat requirements for group occupancies.

ACTION: Recommended.

5. File 115-85-30.3 (EIR - Automobile Wrecking Operations) Resolution adopting final negative declaration finding and determining that the imposition of interim controls to prohibit approval of permits for autowrecking yards, unless specified conditions are met, will have no significant impact on the environment and adopting and incorporating findings of final neg. dec. (City Planning) COMPANION TO THE FOLLOWING TWO FILES

ACTION: Continued to the Call of the Chair. (Clerk to prepare special notices giving required ten-day notice when hearing date is set.)

6. File 115-85-30 (Automobile Wrecking Operations) Resolution imposing interim zoning controls to temporarily prohibit the granting of conditional use permits for automobile wrecking operations unless additional specified conditions are met, for an 18-month period. (Ward, Britt, Silver, Renne))

ACTION: Continued to the Call of the Chair.

7. <u>File 115-85-30.1 (Automobile Wrecking Operations)</u> Resolution directing the Zoning Administrator, the Supt. of the Bureau of Building Inspection, and other permit issuing and approving agencies to suspend action on applications for automobile wrecking operations pending final action on proposed interim zoning controls. (Ward, Britt, Silver, Renne)

ACTION: Continued to the Call of the Chair.

8. File 126-85-2.1 (Condominium Conversion) Ordinance amending the Subdivision Code by amending Section 1303 and adding Sec. 1397 to provide a procedure for exempting the conversion of community apartment projects to condominiums. (Silver)

ACTION: Continued to the Call of the Chair.

9. <u>File 229-85</u>. Hearing to consider the plight of small neighborhood-serving businesses and the creation of a Small Neighborhood Business Task Force to the Board of Supervisors. (Walker, Britt, Hongisto)

ACTION: Continued to the Call of the Chair. (Not to be calendared before the regular meeting in November.)

10. File 97-85-26 (Small Business Commission) Ordinance amending Chap. 5 of the Adm. Code by adding Art. XII, Secs. 5.120 through 5.122 to create the San Francisco Small Business Commission. (Silver, Hongisto, Kennedy, Molinari, Nelder, Walker, Ward)

ACTION: Continued to the Call of the Chair. (Not to be calendared before the regular meeting in November.)

11. File 36-85-11 (Zoning Map Amendment) Ordinance amending Part II, Chapter II, City Planning Code, by amending the Zoning Map of the City and County for property in the area generally bounded by the Assessor's Blocks fronting on New Montgomery St., between Market and Folsom Sts., including portions of Assessor's Blocks 3707, 3722 and 3735, to reclassify Height and Bulk Dists. 320-I, 500-I, 600-I and 700-I located therein to 150-S. (Silver)

ACTION: Continued to the Call of the Chair. (This should be calendared after City Planning Commission has acted.)



12. File 344-85 Hearing to consider the Fishermen's Wharf Action Plan.

ACTION: Hearing held; filed. (Supervisor Kennedy absent)

13. File 110-84-13 (Clement Street Moratorium - Bars, Restaurants, Fast Foods) Ordinance temporarily prohibiting the approval of permits for the establishment and operation of resaturants, fast food establishments and bars on Clement Street between Arguello Blvd. and Funston Ave; providing for definitions and a severability clause. (Molinari)

ACTION: Continued to the Call of the Chair.

14. File 110-85-5 (Clement Street Moratorium) Ordinance amending the definition of bar in the moratorium ordinance prohibiting approval of permits for the establishment and operation of restaurants, fast food establishments, and bars on Clement Street between Arguello Blvd. and Funston Ave. (Molinari)

ACTION: Continued to the Call of the Chair.

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEM:

15. <u>File 110-85-8</u> Hearing to consider amending North Beach Financial Institutions moratorium to provide new provisions relating to financial institution fixtures. (Molinari)

ACTION: Filed at the author's request.

16. <u>File 193-85</u> Hearing to consider whether the current condominium conversion legislation should be continued in the same manner as it is presently constituted. (Molinari)

ACTION: Hearing held; Ordinance entitled "Amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Section 1396 thereto to extend the annual limit on condominium conversions for three years and to provide for certain exceptions," prepared in Committee as presented by Supervisor Silver; continued to the Call of the Chair.

17. File 372-85 (Construction and Demolition Permits) Ordinance amending Part II, Chap. I (Building Code) by amending Secs. 302(a), 303(f), 304(a) and 318 to require written notice to adjacent property owners and residents at the time of construction or demolition permit application and issuance and imposing fees therefor. (Molinari)

ACTION: Continued to the Call of the Chair at the author's request.

18. File 97-85-32 Hearing to consider enacting legislation requiring anyone circulating a petition in support of the granting of a building or demolition permit to include an accurate account of that project and requiring the circulators of such a petition to sign, under penalty of perjury, that they have read this account to every person signing the petition. (Molinari)

ACTION: Continued to the Call of the Chair at the author's request.

19. File 110-85-9.1 (Broadway and North Beach Neighborhood Commercial Districts Fast Food Establishments Moratorium) Resolution imposing interim zoning controls to temporarily prohibit the approval of permits for the establishment and operation of fast food establishments in the Broadway and North Beach Neighborhood Commercial Dists. as shown on Exhibits A and B of Exhibit 1 for a 12-month period. (Kopp) COMPANION TO THE FOLLOWING FILE

ACTION Continued to the Call of the Chair. (Supervisor Kennedy absent)



20. File 110-85-9.2 (Broadway and North Beach Neighborhood Commercial District Fast Food Establishments Moratorium) Resolution directing the Zoning Administrator, Supt. of the Bur. of Building Inspection, Health for fast food establishments in the Broadway and North Beach Neighborhood Commercial Dists. (Kopp)

ACTION: Continued to the Call of the Chair (Supervisor Kennedy absent)

21. File 115-85-7.2 (Negative Declaration - Interim Zoning Controls - 85.170ET) Resolution adopting final negative declaration, finding and determining that the amendment of City Planning Code Sec. 306.7 to remove controls or consider citizen applications for such controls will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE

ACTION: Continued to the Call of the Chair.

22. File 115-85-7 (Interim Zoning Controls) Ordinance amending City Planning Code by amending Sec. 306.7 to remove from the City Planning Commission authority to impose interim zoning controls by resolution. (Kopp)

ACTION: Continued to the Call of the Chair at the author's request.

NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING ITEM:

23. File 434-84-1 (Casoline Stations) Ordinance amending the Public Works Code by amending Sec. 792 to require issuance of a conversion permit if the applicant for a conversion cannot make a fair return on its investment. (Kopp)

ACTION: Tabled at the author's request.

## THE FOLLOWING ITEMS WILL NOT BE HEARD UNTIL AFTER 4:00 PM

File 36-85-6.1 (Zoning Map Change, 84.369EZ) Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-3 (House, Three-Family) Dist. to a C-M (Heavy Commercial) Dist. of property located at 3238-3248 - 17th St. (at Capp St.), Lots 14, 15 and 15A in Assessor's Block 3570 will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Recommended; Supervisor Renne dissenting.

25. File 36-85-6.2 (Zoning Map Change, 84.369EZ) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of property located at 3238-3248 - 17th St, northeast corner at Capp St., Lots 14, 15 and 15A in assessors Block 3570, from an RH-3 (House, Three-Family) Dist. to a C-M (Heavy Commercial) Dist. (City Planning.

ACTION: Recommended; Supervisor Renne dissenting.

26. File 115-85-17.2 (Permanent Controls - North of Market) Ordinance amending City Planning Code by amending Zoning Map for property located at Assessors Block 347, Lot 5, to reclassify this parcel from C-3-G to RC-4, to reclassify this parcel from Height and Bulk Dist. 80-X to 80-T and to amend the boundaries of North of Market Residential Special Use District to include this parcel. (City Planning)

ACTION: Continued to the Call of the Chair.

- 27. File 126-85-3 (Subdivision Maps) Ordinance amending Subdivision Code Secs. 1313, 1314, 1315, 1328, 1332 and 1359; adding Sec. 1372 and repealing Secs. 1330, 1333 and 1384 to provide for notice, hearing and papeal, and payment of taxes and liens with respect to tentative and parcel maps. (Public Works)
  - ACTION: Amendment of the Whole entitled "Amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) by amending Sections 1313, 1314, 1315, 1328, 1332 and 1359, adding Section 1372 and repealing Sections 1330, 1333 and 1384, to provide for notice, hearing and appeal, and payment of taxes and liens, with respect to tentative and parcel maps" adopted. Recommended as amended.
- 28. File 235-81-1 [City Planning Code Amendments] DRAFT ordinance amending Part II, Chapter II, San Francisco Municipal Code (City Planning Code) by amending Section 302 thereof relating to approval of amendments to the City Planning Code by the Board of Supervisors. (Walker)

ACTION: Continued to the Call of the Chair at the author's request.

29. File 36-85-12.1 (Negative Declaration - Zoning Map Amendment - 85.44EZC)
Resolution adopting final negative declaration, finding and determining that reclassification of property located at 2401-2405 - 16th St., Lot 1, Assessor's Block 3965, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Recommended.

30. <u>File 36-85-12.2</u> (Zoning Map Amendment - 85.44EZC) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of property located at 2401-2405 - 16th St., SW corner at Bryant St., Lot 1, Assessor's Block 3965, from an RH-3 (House, Three-family) Dist. to an M-1 (Light Industrial) Dist. (City Planning)

ACTION: Recommended.

31. File 36-85-13.1 (Negative Declaration - Zoning Map Amendment - 85.136EZBS) Resolution adopting final negative declaration, finding and determining that reclassification of property from a P (Public Use) Dist. to an RH-1 (House, One-family) Dist. and abolition of an eight-foot legislated setback of property located at 401-499 Quintara st., south side between 14th and Funston Aves., Lots 1, 28 and 31, Assessor's Block 2204, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: To Board 9/3/85 without recommendation.

32. File 36-85-13.2 (Zoning Map Amendment - 85.136EZBS) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of property located at 401-499 Quintara St., south side between 14th and Funston Aves., Lots 1, 28 and 31, Assessor's Block 2204, from a P (Public Use) Dist. to an RH-1 (House, One-family) Dist. (City Planning.

ACTION: To Board 9/3/85 without recommendation.

File 113-85-3 (Residential Hotels) Ordinance amending Sec. 41.5 of the Adm. Code to provide that hotels owned, leased or operated by non-profit organizations which contained no permanent residents on Sept. 23, 1979 may file for exemptions with the Supt., Bur. of Bldg. Inspection. (Maher)

ACTION: Continued to the Call of the Chair. (Supervisor Renne absent)

34. File 110-85-7 (Chinatown - Financial Institutions Moratorium) Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those eighteen blocks bounded on the east by the east side of Kearny St. and the west side of Columbus Ave., on the west by the east side of Powell St., on the north by the south side of Broadway, and on the south by the north side of California St. for one year from the effective date of this ordinance; providing for definition and a severability clause. (Molinari)

ACTION: Continued to the Call of the Chair. (Supervisor Renne absent)

35. <u>File 110-85-2</u> Hearing to consider effectiveness of enforcement provisions against conversion of residential properties to commercial uses in situations where such conversions are not permitted or are governed by the conditional use process. (Britt, Walker)

ACTION: Continued to the Call of the Chair. (Supervisor Renne absent)

36. <u>File 172-85-7</u> Hearing to consider the status of construction by the Housing Authority at 320-330 Clementina St. (Britt)

ACTION: Hearing held; filed.

37. <u>File 380-85</u> Hearing to consider problems concerning the effect of building code requirements and seismic upgrading requirements on affordable housing and the use of under-utilized industrial space for child care centers. (Walker)

ACTION: Continued to the Call of the Chair at the author's request.

38. <u>File 361-85</u> Hearing to consider the planned development by Hastings School of Law of property located in the North of Market area. (Hongisto)

ACTION: Continued to the Call of the Chair at the author's request.



# BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184

NOTICE OF

## MEETING CANCELLATION

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE
Board of Supervisors

The regular meeting of the Planning, Housing and Development

Committee scheduled for September 3, 1985, has been cancelled,

being pre-empted by the meeting of the Board of Supervisors.

A special meeting is scheduled for Friday, September 6, 1985,

at 2:00 PM, at which time matters relating to the Downtown Plan

will be calendared. The next regular meeting of this Committee

is scheduled for Tuesday, September 17, 1985, at 2:00 PM, at which

time regular business of the Committee will be heard.

Mary Anne Bulen Acting Clerk of the Board

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Posted: 8/28/85

Al- YOU OO

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Tuesday, September 17, 1985 - 2:00 PM

Chambers, City Hall

Members: Joint Committees - Supervisors Maher, Silver, Renne, Kennedy

Regular Committee - Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

<u>JOIN</u>T

# TRANSPORTATION AND TRAFFIC/PLANNING, HOUSING AND DEVELOPMENT COMMITTEES

1. File 400-85-1 (I-280 (Embarcadero) Concept Program) Resolution approving certification of the I-280 Transfer Concept Program and Final Environmental Impact Report. (City Planning/PUC)

ACTION: Recommended; Resolution adopted in Cmte. entitled ADOPTING FINAL ENVIRONMENTAL IMPACT REPORT FINOING AND DETERMINING THAT THE I-280 TRANSFER CONCEPT PROCRAM (TCP) WHICH EVALUATES THE PRIMARY TRANSPORTATION CORRIGOR IN THE NORTHEASTERN WATERFRONT AREA, MADE UP OF SEVERAL ELEMENTS, INCLUOING: ADDITIONAL RAMPS LINKING I-280 WITH THE SAN FRANCISCO STREET SYSTEM; MODIFICATIONS TO THE EMBARCAGERO FREEWAY; RECONSTRUCTION OF THE EMBARCADERO SURFACE ROAOWAY; MUNI METRO EXTENSION TO THE SOUTHERN PACIFIC (SP) DEPOT: EXTENSION OF PENINSULA COMMUTE SERVICE TO DOWNTOWN SAN FRANCISCO; OEVELOPMENT OF MUNI E-LINE STREETCAR ALONG THE WATERFRONT; AGOITIONAL STREET AND RAMP MOOIFICATIONS; PROVISIONS OF INTERCEPT PARKING FACILITIES; TRANSPORTATION SYSTEMS MANACEMENT (TSM) IMPROVEMENTS; TRANSBAY TERMINAL IMPROVEMENTS; CAPITAL INPROVEMENTS TO THE PENINSULA COMMUTE SERVICE, ANO PROVISION OF RAIL TRANSIT ACCESS TO SAN FRANCISCO ITERNATIONAL AIRPORT WILL HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT, AND ADOPTING AND INCORPORATING FINDINGS OF FINAL ENVIRONMENTAL IMPACT REPORT.

2. <u>File 400-85-2 (I-280 (Embarcadero) Concept Program)</u> Resolution adopting findings related to approval of Resolution adopting as Board Policy the I-280 Transfer Concept Program city staff recommendations. (City Planning/PUC)

ACTION: Recommended; Resolution adopted in Cmte; amended findings to be forthcoming from Dep. Atty. Jesson

3. File 400-85 (I-280 (Embarcadero) Concept Program) Resolution adopting as Board Policy the I-280 Concept Program city staff recommendation as to the development and implementation of a series of transportation projects including the Municipal Railway Metro extension, the removal of portions of Embarcadero elevated freeway and construction of replacement ramps, the removal and replacement of I-280 terminus, reconstruction of the Embarcadero roadway, highway improvements on King and Berry Sts., and the Municipal Railway E Line and F Line connection; and allocating interstate transfer funds among said projects; and directing city staff to take certain steps to initiate implementation of the Board Policy. (Molinari)

ACTION: Recommended as amended; see file for detail

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

4. File 193-B5 Hearing to consider whether the current condominium conversion legislation should be continued in the same manner as it presently constituted. (Molinari)

ACTION: Cont. to Call of the Chair

5. File 193-85-1 (Subdivision Code) Ordinance Amending Part II, Chapter XIII of the Subdivision Code by amending Sec. 1396 to extend the annual limit on condominium conversions for three years and to provide for certain exceptions. (Silver)

ACTION: Cont. to Call of the Chair

6. File 97-85-32 Hearing to consider enacting legislation requiring anyone circulating a petition in support of the granting of a building or demolition permit to include an accurate account of that project and requiring the circulators of such a petition to sign, under penalty of perjury, that they have read this account to every person signing the petition. (Molinari)

ACTION: Cont. to Call of the Chair

7. File 372-85 (Construction and Demolition Permits) Ordinance amending Part II, Chap. I (Building Code) by amending Secs. 302(a), 303(f), 304(a) and 318 to require written notice to adjacent property owners and residents at the time of construction or demolition permit application and issuance and imposing fees therefor. (Molinari)

ACTION: Cont. to Call of the Chair

8. File 110-84-13 (Clement Street Moratorium - Bars, Restaurants, Fast Foods) Ordinance temporarily prohibiting the approval of permits for the establishment and operation of resaturants, fast food establishments and bars on Clement Street between Arguello Blvd. and Funston Ave; providing for definitions and a severability clause. (Molinari)

ACTION: Recommended as amended; see file for detail

9. <u>File 110-85-5 (Clement Street Moratorium)</u> Ordinance amending the definition of bar in the moratorium ordinance prohibiting approval of permits for the establishment and operation of restaurants, fast food establishments, and bars on Clement Street between Arguello Blvd. and Funston Ave. (Molinari)

ACTION: Tabled as amended; P. 3, L. 2 after "patrons" add FOR CONSUMPTION ON THE PREMISES. Incorporated into F. 110-84-13

10. File 110-85-9.3 (Negative Declaration - Broadway/North Beach Interim Controls/Fast Foods - 85.366E) Resolution adopting Final Negative Declaration finding and determining that 12-month interim fast/take out food moratorium in the Broadway and North Beach Neighborhood Commercial Districts, in whole and portions of Assessor's Blocks 41; 50-52; 65-66; 74; 91; 101; 103-104; 115-118; 129-132; 143-148; 159-164, generally described by Columbus Ave., between Crant Ave. and Jones St; Broadway, between Sansome and Mason Sts; blocks bounded by Crant Ave., Broadway, Powell and Greenwich Sts, and blocks bounded by Powell, Chestnut, Jones and Francisco Sts; will have no significant impact on the environment and adopting and incorporating findings of Final Negative Declaration. (City Planning)

ACTION: Recommended

11. File 110-85-9.1 (Broadway and North Beach Neighborhood Commercial Districts Fast Food Establishments Moratorium) Resolution imposing interim zoning controls to temporarily prohibit the approval of permits for the establishment and operation of fast food



establishments in the Broadway and North Beach Neighborhood Commercial Dists. as shown on Exhibits A and B of Exhibit 1 for a 12-month period. (Kopp)

ACTION: Recommended as amended; see file for detail

12. File 110-85-9.2 (Broadway and North Beach Neighborhood Commercial District Fast Food Establishments Moratorium) Resolution directing the Zoning Administrator, Supt. of the Bur. of Building Inspection, Health Dept. and other permit issuing agencies to suspend action on applications for fast food establishments in the Broadway and North Beach Neighborhood Commercial Dists. (Kopp)

ACTION: Recommended as amended; see file for detail

13. File 97-85-35 (Mayor's Office for Small Business) Ordinance amending the Administrative Code by adding Sections 5.120 through 5.122 to create the Mayor's Office for Small Business. (Kopp)

ACTION: Cont. to Call of the Chair; Supv. Kopp objecting to continuance

14. File 115-85-7.2 (Negative Declaration - Interim Zoning Controls - 85.170ET) Resolution adopting final negative declaration, finding and determining that the amendment of City Planning Code Sec. 306.7 to remove Planning Commission authority to initiate and impose interim zoning controls or consider citizen applications for such controls will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Cont. to Call of the Chair per Supv. Kopp

15. File 115-85-7 (Interim Zoning Controls) Ordinance amending City Planning Code by amending Sec. 306.7 to remove from the City Planning Commission authority to impose interim zoning controls by resolution. (Kopp)

ACTION: Cont. to Call of the Chair per Supv. Kopp

16. File 36-85-10.3 (Environmental Review - 85.328E) Resolution adopting final negative declaration, finding and determining that interim controls reclassifying from 65-A, 80-D and 130-E height and bulk dists. to a 40-X height and bulk dist. of property bounded by Fulton, Shrader, Fell and Stanyan Sts., Assessor's Blocks 1191 and 1213, for a period of 18 months will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING 2 ITEM.

ACTION: Cont. to Call of the Chair

17. File 36-85-10 (Reclassification of Property) Resolution imposing interim zoning controls to change the height and bulk limits for the area bounded by Fulton, Shrader, Fell and Stanyan Sts. from 65-A, 80-D, 80-E and 130-E to 40-X for an 18-month period. (Hongisto)

ACTION: Cont. to Call of the Chair

18. File 36-85-10.1 (Reclassification of Property) Resolution directing the Zoning Administrator, Superintendent of Bureau of Building Inspection and other permit issuing and approving agencies to suspend action on permit applications authorizing construction or alteration of structures that would be prohibited in a 40-X Dist. in the area bounded by Fulton, Shrader, Fell and Stanyan Sts. pending final action on interim zoning controls. (Hongisto)

ACTION: Cont. to Call of the Chair

19. File 115-85-30.3 (Negative Declaration - Automobile Wrecking Operations) Resolution adopting final negative declaration finding and determining that the imposition of interim controls to prohibit conditions are met, will have no significant impact on the environment and adopting and incorporating findings of final neg.

ACTION: Recommended; for 8d. calendar 10/7/85

20. File 115-85-30 (Automobile Wrecking Operations) Resolution imposing interim zoning controls to temporarily prohibit the granting of conditional use permits for automobile wrecking operations unless additional specified conditions are met, for an 18-month period.

(Ward, 8ritt, Silver, Renne)

ACTION: Recommended; for Bd. calendar 10/7/85

21. File 115-85-30.1 (Automobile Wrecking Operations) Resolution directing the Zoning Administrator, the Supt. of the Bureau of 8uilding Inspection, and other permit issuing and approving agencies to suspend action on applications for automobile wrecking operations pending final action on proposed interim zoning controls. (Ward, 8ritt, Silver, Renne)

ACTION: Recommended; for Bd. calendar 10/7/85

22. File 11-85-2 (Redevelopment - Western Addition) Resolution urging the Mayor to urge the City Planning Commission to study the appropriate height, density and other requirements of the City Planning Dept. for Redevelopment Agency properties and to urge the Redevelopment Agency to consider the imposition of a hiehgt limit of 65 feet, FAR of 3.6 and a 50% affordable housing requirement for the development of property under the Western Addition Approved Redevelopment Project Area A-1 (Silver)

ACTION: Cont. to Call of the Chair

23. File 11-85-2.1 (Redevelopment - Western Addition) Resolution urging the Mayor to urge the City Planning Commission to study the appropriate height, density and other requirements of the City Planning Dept. for Redevelopment Agency properties. (Silver in PH&D Cmte. 4/22/85)

ACTION: Cont. to Call of the Chair

24. <u>File 11-85-2.2 (Redevelopment - Western Addition)</u> Resolution urging the Redevelopment Agency to consider the imposition of a height limit of 65 feet, FAR of 3.6 and a 50% affordable housing requirement for the development of property under the Western Addition Approved Redevelopment Project Area A-1. (Silver in PH&D Cmte 4/22/85)

ACTION: Cont. to Call of the Chair

25. File 115-85-17.2 (Permanent Controls - North of Market) Ordinance amending City Planning Code by amending Zoning Map for property located at Assessors 8lock 347, Lot 5, to reclassify this parcel from C-3-G to RC-4, to reclassify this parcel from Height and Bulk Dist. 80-X to 80-T and to amend the boundaries of North of Market Residential Special Use District to include this parcel. (City Planning)

ACTION: Recommended

26. File 126-85-2.1 (Condominium Conversion) Ordinance amending the Subdivision Code by amending Section 1303 and adding Sec. 1397 to provide a procedure for exempting the conversion of community apartment projects to condominiums. (Silver)

ACTION: Cont. to Call of the Chair

27. File 81-85-2.1 (Rincon Hill Environmental Review) Resolution adopting Final Environmental Impact Report, finding and determining that reclassification of property from an M-1 District to a Rincon Hill Special Use District of property bounded generally by the Embarcadero, Harrison, Essex and Folsom Streets will have a significant impact on the environment, and adopting and incorporating findings of Final Environmental Impact Report. (Gity Planning)

AGTION: Recommend Amendment of the Whole adopted in Cmte. entitled ADOPTING FINAL ENVIRONMENTAL IMPAGT REPORT, FINDING AND DETERMINING THAT REGLASSIFICATION OF PROPERTY FROM AN M-1 (LIGHT INDUSTRY) DISTRICT TO A RINCON HILL SPEGIAL USE DISTRIGT OF PROPERTY GENERALLY 80UNDED BY THE ENBARCADERO, HARRISON, ESSEX AND FOLSOM STREETS IN ASSESSOR'S 8LOCK(S) 3744-3749 AND 3765-3769 WILL HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT AND ADOPTING AND INCORPORATING FINDINGS OF FINAL ENVIRONMENTAL IMPACT REPORT.

28. File 81-85-2.2 (Rincon Hill Interim Zoning Controls) Resolution ratifying City Planning Gommission Resolution No. 10392 imposing interim controls for property generally bounded by Essex Street, Folsom Street, 8ryant Street to 8eale Street and the Bay Bridge. Amending Gity Planning Code by amending Sections 134, 135, 141, 182, 209, 235, 260 and 270 and by adding Section 249.1 to establish the Rincon Hill Special Use District and provide regulation of uses, height, bulk, setbacks, site coverage, open space, parking density, changes in nonconforming uses, building design and sidewalk improvements. (City Planning)

ACTION: To 8oard with recommendation "DO PASS"

29. File 81-85-2.3 (Rincon Hill Interim Zoning Gontrols) Resolution disapproving City Planning Commission Resolution No. 10392 imposing interim controls for property generally bounded by Essex Street, Folsom Street, 8ryant Street to Beale Street and the Bay Bridge. Amending City Planning Code by amending Sections 134, 135, 141, 182, 209, 235, 260 and 270 and by adding Section 249.1 to establish the Rincon Hill Special Use District and provide regulation of uses, height, bulk, setbacks, site coverage, open space, parking density, changes in nonconforming uses, building design and sidewalk improvements. (City Planning)

ACTION: To Board with recommendation "DO NOT PASS"

30. File 81-85-2.4 (Rincon Hill Special Use District) Ordinance amending Gity Planning Code by amending Sections 134, 135, 141, 182, 209, 235, 260 and 270 and by adding Section 249.1 to establish the Rincon Hill Special Use District and provide regulation of uses, height, bulk, setbacks, site coverage, open space, parking density, changes in nonconforming uses, building design and sidewalk improvements. (Gity Planning)

AGTION: Recommended as amended; Amendment of the Whole prepared in and reported out of cmte. entitled AMENDING CITY PLANNING GODE BY AMENDING SECTIONS 134, 135, 141,182, 209, 235, 260 AND 270 AND BY ADDING SECTION 249.1 TO ESTABLISH THE RINCON HILL SPECIAL USE DISTRICT AND PROVIDE RECULATION OF USES, HEIGHT, 8ULK, SETBAGKS, SITE COVERACE, OPEN SPACE, PARKING DENSITY, CHANGES IN NONGONFORMING USES, 8UILDING DESIGN AND SIDEWALK IMPROVEMENTS AND TO ESTABLISH RESTRICTIONS ON FORMER P DISTRICTS; see file for detail

31. File 81-85-2.5 (Property Use Classification Rincon Hill Special Use District) Ordinance adopting Zoning Map amendment for property generally bounded by the Bay Bridge, Essex Street, Folsom Street and Steuart Street, to reclassify portions of the property therein from M-1 and P to RC-4 District and to establish boundaries for the Rincon Hill Special Use District including the Residential Subdistrict and Commercial/Industrial Subdistrict. (Gity Planning)

ACTION: Recommended

File 81-85-2.6 (Rincon Hill Height and Bulk Special Use District)
Ordinance adopting Zoning Map amendment for property generally
bounded by the Bay Bridge, Essex Street, Folsom Street, and Steuart
Street, to reclassify Height and Bulk District 105-F located therein
to either 84-X, 84-R, 105-R, 105-X, 150-R, 200-R, 200-X, or 250-R
District. (City Planning)

ACTION: Recommended

33. File 158-85-1 (Policy Statement) Resolution establishing a policy that the City and County does not entertain proposed development, including a sports facility, that is incompatible with the development of housing in the Rincon Hill Plan area or the Rincon Point/South Beach Redevelopment area. (Renne, Hongisto, Maher, Ward)

ACTION: Tabled

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## **BOARD OF SUPERVISORS**

CITY HALL, SAN FRANCISCO 94102 • Telephone 558-3184

September 25, 1985

#### NOTICE OF MATTER CALLED OUT OF COMMITTEE

TO WHOM IT MAY CONCERN:

Notice is hereby given that the following matter has been called out of the Planning, Housing and Development Committee:

File 97-85-35. [Mayor's Office for Small Business] Ordinance amending the San Francisco Administrative Code by adding Article XIII. Sections 5.120 through 5.122 thereto. to create the Mayor's Office for Small Business. (Supv. Kopp)

This item will appear on the Board of Supervisors' calendar for the meeting of Monday, September 30, 1985, at 2:00 p.m., to be held in the Legislative Chambers, Second Floor, City Hall, at which time the matter will be considered by the full Board.

In the absence of a motion adopted by unanimous vote. participation in the discussion will be limited to Supervisors and City and County staff personnel.

John L. Taylor Clerk of the Board



## CALENDAR

Public Library ivic Center

## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

10/1/5

Board of Supervisors City and County of San Francisco

Tuesday, October 1, 1985 - 2:00 PM

= achievitation

Chambers,

Members: Supervisors Silver, Renne

City Hall

DOCUMENTS DEPT.

Absent: Supervisor Kennedy

OCT 4 1985

Clerk : Charles Owens

SAR FHALLULUS

File 36-85-10.3 (Environmental Review - 85.328E) Resolution 1. adopting final negative declaration, finding and determining that interim controls reclassifying from 65-A, 80-D and 130-E height and bulk dists. to a 40-X height and bulk dist. of property bounded by Fulton, Shrader, Fell and Stanyan Sts., Assessor's Blocks 1191 and 1213, for a period of 18 months will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Cont. to Call of the Chair

File 36-85-10 (Reclassification of Property) Resolution imposing 2. interim zoning controls to change the height and bulk limits for the area bounded by Fulton, Shrader, Fell and Stanyan Sts. from 65-A, 80-D, 80-E and 130-E to 40-X for an 18-month period. (Hongisto)

ACTION: Cont. to Call of the Chair

File 36-85-10.1 (Reclassification of Property) Resolution directing 3. the Zoning Administrator, Superintendent of Bureau of Building Inspection and other permit issuing and approving agencies to suspend action on permit applications authorizing construction or alteration of structures that would be prohibited in a 40-X Dist. in the area bounded by Fulton, Shrader, Fell and Stanyan Sts. pending final action on interim zoning controls. (Hongisto)

ACTION: Cont. to Call of the Chair

File 115-85-43.3 (Negative Declaration - 85.453E) Resolution adopting final negative declaration finding and determining that interim zoning controls to prohibit the conversion or demolition of residential units in the area bordered by Greenwich St. on the North, Bush St. on the south, Sansome St. on the east and Mason St. on the west for 12 months will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Cont. to Call of the Chair; under appeal in the City Planning Commission; scheduled for hearing of appeal in CPC on Oct. 10, 1985.

File 115-85-43.1 (North Beach-Chinatown Housing Conversation 5. Moratorium) Resolution imposing interim zoning controls to prohibit the conversion or demolition of residential units in the area bordered by Greenwich St. on the north, Bush St. on the south, Sansome St. on the east and Mason St. on the west for 12 months.(Maher)

ACTION: Cont. to Call of the Chair as amended; Dep. Atty. Jesson to prepare amended legislation.

File 115-85-43.2 (North Beach-Chinatown Housing Conversion Moratorium) Resolution ordering and directing the Zoning Administrator, Supt. of Building Inspection, Board of Permit Appeals, and other permit issuing and approving agencies to suspend action on



permit applications authorizing the conversion or demolition of residential units in the area bordered by Greenwich St. on the north, Bush St. on the south, Sansome St. on the east and Mason St. on the west for 12 months. (Maher)

ACTION: Cont. to Call of the Chair

7. File 36-85-15 (Zoning Map Amendment - 85.381Z) Ordinance amending the Zoning Map for property located at 625 Holloway Ave., west side between Capitol and Faxon Aves., Lot 1 in Assessor's Block 6985, from an RH-1 (House, Two-Family) Dist. to an RH-2 (House, Two-Family) District. (City Planning)

(Negative Declaration approved 12/26/80 by Res. No. 1062-80)

ACTION: Recommended

#### DOWNTOWN PLAN

8. File 115-85-37 (Office Affordable Housing Production Program)
Ordinance amending Part II, Chapter II, City Planning Code, by
amending Sec. 313 to reduce the transferability of excess interim
guideline credits to 2.3 for every one unit required under such
section. (Silver)

ACTION: Tabled

9. File 115-85-38 (Office Affordable Housing Production Program) DRAFT Ordinance amending Part II, Chapter II, City Planning Code, by amending Sec. 313 to require that sponsors of office development projects on Port property provide housing under this section where permitted by law. (Silver)

ACTION: Cont. to Call of the Chair

10. File 223-84-6 [Downtown Development Reports] Ordinance adding Chap. 10E to Adm. Code to require Dept. of City Planning to prepare reports on Downtown Development. (City Atty.)

ACTION: Cont. to Call of the Chair

File 115-85-35 Hearing to consider amending the Downtown Plan 11. Ordinance to limit the transfer of TDR on development lots to 25% of FAR, to prohibit TDR transfer to the site of the demolition of a Heritage C rated building, to prohibit the crediting of solariums as open space, to delete certain types of open space as acceptable under Section 138, to require extended public use of open space during daylight savings time, to apply the Office and Housing Production Program (OHPP) and Transit Impact Development Fee to offices of 25,000 square feet or more, to authorize imposition of height reduction on development when 50% or more of a block is developed within 90% of allowable heights and on development which exceeds the average height of buildings on a streetfront, to require applicants for Section 309 exceptions to provide certain documentation and to extablish that the exception will not be of lesser quality than a complying building, or having a greater negative environmental impact, to disallow exceptions to the open space requirement, and to allow the imposition of additional requirements under Section 309 based on certain considerations including cumulative impact. (Britt)

ACTION: Cont. to Call of the Chair

12. <u>File 81-85-1</u> Hearing to consider feasibility of establishing a special use district for the Market/Van Ness area, imposing a moratorium on development and separating the area from the Downtown Plan. (Silver)

ACTION: Cont. to Call of the Chair

13. File 223-84-24 (Extension of Downtown Interim Controls) Resolution ratifying City Planning Commission Res. 10301 imposing the extension



of imposition of the Downtown Interm Controls as adopted under Res. No. 10166 and contained in Amendments to the City Planning Code to Implement the Downtown Plan as adopted by the City Planning Commission Nov. 29, 1984 - Interim Controls. (City Planning)

ACTION: Cont. to Call of the Chair

14. <u>File 244-85</u> Hearing to consider extending the South of Market study area to include Folsom, Townsend, Third and Embarcadero. (Silver)

ACTION: Cont. to Call of the Chair

15. <u>File 257-85</u> Hearing to consider conducting a study on the effect of rent control on production of new affordable housing in San Francisco. (Silver)

ACTION: Cont. to Call of the Chair

16. File 359-85 Hearing to consider the creation of a committee made up of elected government officials and representatives of the San Francisco business community to: (1) Identify San Francisco Businesses considering relocating offices and jobs from the City to another community; (2) Meet with representatives of such businesses in an effort to ascertain the causes for such conditions and to prevent such relocation; (3) Report any findings which may require legislative action by the Board of Supervisors. (Nelder, Silver)

ACTION: Calendared in error; cont. to Call of the Chair

17. <u>File 334-85-1</u> Hearing to consider the way in which the Redevelopment Agency and the Port have complied with the transit impact fee and OHPP. (Walker)

ACTION: Cont. to Call of the Chair

18. File 115-85-40.1 Hearing to consider amending the Planning Code by amending Sec. 165 which would require notification to parents in the project workforce of the existence of child care brokerage services within the project sponsor's office development and the availability of services implementing its child care plan in an on-going and meaningful manner throughout the life of the project. (Walker)

ACTION: Cont. to Call of the Chair

19. File 115-85-41.1 Hearing to consider amending the Planning Code by amending the office limit provisions regarding the processing of applications to eliminate requirement of having an outstanding application as of June 1, 1985 and to be in the first review period and by amending the open space requirement by eliminating the requirement that any designated building shall not be subject to the indoor/outdoor ratio. (Ward)

ACTION: Cont. to Call of the Chair

20. File 115-85-42.1 Hearing to consider amending the Planning Code by adding Sec. 320(g)(6) to read as follows: Any mixed residential-commercial development which will be assisted by Community Development Block Grant funds approved by the Board of Supervisors in which all of the housing units shall be affordable to low-income households for a minimum of 40 years and for which an environmental review application and site permit application have been filed prior to the effective date of this section. (Walker)

ACTION: Cont. to Call of the Chair

21. <u>File 380-85</u> Hearing to consider problems concerning the effect of building code requirements and seismic upgrading requirements on affordable housing and the use of under-utilized industrial space for child care centers. (Walker)

ACTION: Cont. to Call of the Chair



22. File 413-85 Hearing to consider the status of Redevelopment Agency projects relative to cooperation and compliance with the provisions of the Downtown Plan, including the "cap" to include but not be (Walker)

ACTION: Cont. to Call of the Chair

#### ADDENDUM

23. File 90-85-2 (Landmarks) Ordinance amending City Planning Code by adding Appendix F designating the Liberty-Hill Historic District. (City Planning)

ACTION: Recommended

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CITY AND COUNTY

Public Library Civic Center

## BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184 DOCUMENTS DEPT.

OCT 4 + 1985

NOTICE OF

PUBLIC LIBRARY MEETING CANCELLATION

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE
Board of Supervisors

The regular October 15, 1985 meeting of the Planning, Housing and Development Committee has been cancelled, being pre-empted by the meeting of the Board of Supervisors on that date. A special meeting of the Planning, Housing and Development Committee is scheduled for Tuesday, October 22, 1985, at 2:00 PM in the Legislative Chambers.

Clerk of the Board

JLT/co

Posted 10/9/85

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= action Taken

SPECIAL MEETING

Public Library Civic Center

Document?

CALENDAR

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, October 22, 1985 - 2:00 PM

Chambers, City Hall

Members: Supervisors Silver, Renne, Kennedy

Clerk : Charles Owens

File 402-85 (Mission Bay) Hearing to consider the status of 1. the Mission Bay Project. (Molinari)

ACTION: Cont. to 11/19/85

File 193-85 Hearing to consider whether the current condominium conversion legislation should be continued in the 2. same manner as it is presently constituted. (Molinari)

ACTION: Hearing held; filed

File 193-85-1 (Subdivision Code) Ordinance Amending Part 3. II. Chapter XIII of the Subdivision Code by amending Sec. 1396 to extend the annual limit on condominium conversions for three years and to provide for certain exceptions, (Silver)

ACTION: Tabled

OCT 25 1985 SAN FRANCILLO

File 126-85-4 (Condominium Conversion Limitation) Ordinance Amending Sec. 1396 of the Subdivision Code to extend the annual limit on condominium conversions for 4 years and to 4. provide for certain exceptions. (Kennedy, Silver)

ACTION: Recommended; add Silver as co-sponsor

5. File 36-84-8.3 [Nob Hill Reclassification] Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located in the area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Walker, Ward)

> (DEEMED DISAPPROVED BY CITY PLANNING COMMISSION; WILL REQUIRE A 2/3 VOTE BY THE BOARD TO OVER-RIDE CITY PLANNING COMMISSION'S DISAPPROVAL). FINAL NEGATIVE DECLARATION APPROVED NOV. 30, 1984 BY RESOLUTION NO. 904-84 (COPY IN FILE)

ACTION: Cont. to 11/19/85; requires 10 days advance public hearing notice for PERMANENT controls

File 36-84-8.8 (Nob Hill Reclassification) Resolution 6. extending for 6 months interim controls reclassifying the property located in the area generally bounded by a line between Pine and Calif. Sts., a line between Leavenworth and Jones Sts., Washington St., a line between Jones and Taylor Sts., Sacramento St., a line between Clay and Sacramento Sts., a line between Powell and Mason Sts., Sacramento St., and Mason St. from a 160-A Height and Bulk Dist. to a 65-A Height and Bulk Dist. (City Atty)

ACTION: Recommended



7. File 110-85-7.2 (Negative Declaration - Chinatown Financial Institutions Moratorium - 85.373ETZ) Resolution adopting final negative declaration finding and determining that a institutions on property generally bounded by Kearny St., Columbus Ave., Broadway, Powell and California Sts.in 224-226. 241-243, and a portion of Block 162 will have no incorporating findings of final negative declaration. (City Planning)

ACTION: Cont. to Call of the Chair

8. File 110-85-7 (Chinatown - Financial Institutions

Moratorium) Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those eighteen blocks bounded on the east by the east side of Kearny St. and the west side of Columbus Ave.. on the west by the east side of Powell St.. on the north by the south side of Broadway, and on the south by the north side of California St. for 12 months from the effective date of this ordinance; providing for definition and a severability clause.

(Molinari)

ACTION: Cont. to Call of the Chair

9. File 97-85-32 Hearing to consider enacting legislation requiring anyone circulating a petition in support of the granting of a building or demolition permit to include an accurate account of that project and requiring the circulators of such a petition to sign, under penalty of perjury, that they have read this account to every person signing the petition. (Molinari)

ACTION: Cont. to 11/19/85

10. File 68-85-7.2 (Grant - Federal Funds) Resolution authorizing the Mayor's Office of Housing and Economic Development to apply for and accept an Urban Development Action Grant in an amount not to exceed \$600,000 for the proposed Bayview Square Commercial Center Project. (Ward)

ACTION: Recommended

#### DOWNTOWN PLAN - ITEMS 11 THROUGH 17

11. File 115-85-38 (Office Affordable Housing Production Program) DRAFT Ordinance amending Part II. Chapter II. City Planning Code, by amending Sec. 313 to require that sponsors of office development projects on Port property provide housing under this section where permitted by law. (Silver)

ACTION: Tabled

12. File 223-84-6 [Downtown Development Reports] Ordinance adding Chap. 10E to Adm. Code to require Dept. of City Planning to prepare reports on Downtown Development. (City Atty.)

ACTION: Recommended as amended; see file for detail

13. File 223-84-24 (Extension of Downtown Interim Controls)
Resolution ratifying City Planning Commission Res. 10301
imposing the extension of imposition of the Downtown Interm
Controls as adopted under Res. No. 10166 and contained in
Amendments to the City Planning Code to Implement the
Downtown Plan as adopted by the City Planning Commission Nov.
29, 1984 - Interim Controls. (City Planning)

ACTION: Tabled

14. File 244-85 Hearing to consider extending the South of Market study area to include Folsom, Townsend, Third and Embarcadero. (Silver)

ACTION: Hearing held; filed; Silver dissenting in Cmte.

15. File 257-85 Hearing to consider conducting a study on the effect of rent control on production of new affordable housing in San Francisco. (Silver)

ACTION: Hearing held; filed

16. File 334-85-1 Hearing to consider the way in which the Redevelopment Agency and the Port have complied with the transit impact fee and OHPP. (Walker)

ACTION: Cont. to 11/19/85

Pile 413-85 Hearing to consider the status of Redevelopment Agency projects relative to cooperation and compliance with the provisions of the Downtown Plan, including the "cap" to include but not be limited to the Rincon Center and the Delancy Street projects. (Walker)

ACTION: Cont. to 11/19/85

File 36-85-10.3 (Environmental Review - 85.328E) Resolution adopting final negative declaration, finding and determining that interim controls reclassifying from 65-A, 80-D and 130-E height and bulk dists, to a 40-X height and bulk dist, of property bounded by Fulton, Shrader, Fell and Stanyan Sts., Assessor's Blocks 1191 and 1213, for a period of 18 months will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING 2 ITEM.

ACTION: Cont. to Call of the Chair: Renney absent

19. File 36-85-10 (Reclassification of Property) Resolution imposing interim zoning controls to change the height and bulk limits for the area bounded by Fulton. Shrader, Fell and Stanyan Sts. from 65-A, 80-D, 80-E and 130-E to 40-X for an 18-month period. (Hongisto)

ACTION: Cont. to Call of the Chair; Renne absent

20. File 36-85-10.1 (Reclassification of Property) Resolution directing the Zoning Administrator, Superintendent of Bureau of Building Inspection and other permit issuing and approving agencies to suspend action on permit applications authorizing construction or alteration of structures that would be prohibited in a 40-X Dist. in the area bounded by Fulton, Shrader, Fell and Stanyan Sts. pending final action on interim zoning controls. (Hongisto)

ACTION: Cont. to Call of the Chair; Renne absent

21. File 110-85-12.3 (Negative Declaration - Chinatown Housing Conversion Moratorium) Resolution adopting final negative declaration, finding and determining that interim zoning controls to temporarily prohibit the conversion or demolition of residential units in the area bordered by Broadway St. on the north, Bush St. on the south, Kearny St. on the east and the north, Bush St. on the south, Fearny St. on the east and Mason St. on the west for a 12-month period will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Cont. to Call of the Chair; Renne absent



Pile 110-85-12.1 (Chinatown Housing Conversion Moratorium)
Resolution imposing interim zoning controls to temporarily
prohibit the conversion or demolition of residential units in
the area bordered by Broadway St. on the north, Bush St. on
the south, Kearny St. on the east and Mason St. on the west
for a 12-month period. (Walker)

ACTION: Cont. to Call of the Chair as amended; City Atty. to prepare amended legislation; Renne absent

File 110-85-12.2 (Chinatown Housing Conversion Moratorium)
Resolution ordering and directing the Zoning Administrator.
Supt. of Building Inspection and other permit issuing and approving agencies to suspend action on applications for the conversion or demolition of residential units in the area bordered by Broadway St. on the north, Bush St. on the south, Kearny St. on the east and Mason St. on the west pending final action on proposed interim zoning controls. (Walker)

ACTION: Cont. to Call of the Chair: Renne absent

File 115-85-43.3 (Negative Declaration - 85.453E)
Resolution adopting final negative declaration finding and determining that interim zoning controls to prohibit the conversion or demolition of residential units in the area bordered by Greenwich St. on the north, Bush St. on the south, Sansome St. on the east, and Mason St. on the west for 12 months will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Tabled: Renne absent

File 115-85-43.1 (North Beach-Chinatown Housing Conversation Moratorium) Resolution imposing interim zoning controls to prohibit the conversion or demolition of residential units in the area bordered by Greenwich St. on the north, Bush St. on the south, Sansome St. on the east and Mason St. on the west. (Maher)

ACTION: Tabled; Renne absent

Pile 115-85-43.2 (North Beach-Chinatown Housing Conversion Moratorium) Resolution ordering and directing the Zoning Administrator, Supt. of Building Inspection, Board of Permit Appeals, and other permit issuing and approving agencies to suspend action on permit applications authorizing the conversion or demolition of residential units in the area bordered by Greenwich St. on the north, Bush St. on the south, Sansome St. on the east and Mason St. on the West. (Maher)

ACTION: Tabled: Renne absent

27. File 121-85-10 (Security Requirements) Ordinance amending Police Code Secs. 636 and 636.3 by substituting correct references to revised Building Code Sections. (City Attorney)

ACTION: Recommended: Renne absent

Pile 427-85 (Port Property) Resolution submitting application to the State Lands Commission for a determination pursuant to the Public Resources Code, that proposed residential use of certain Port lands is in compliance with the Burton Act. (City Atty)

ACTION: Recommended: Renne absent

Pile 11-85-2.1 (Redevelopment - Western Addition)
Resolution urging the Mayor to urge the City Planning
Commission to study the appropriate height, density and other
requirements of the City Planning Dept. for Redevelopment
Agency properties. (Silver in PH&D Cmte. 4/22/85)

ACTION: Cont. to 11/19/85; TO BE #1 ON CALENDAR

# NOTE: IT IS THE INTENTION OF THE CHAIR TO ENTERTAIN A MOTION TO TABLE THE FOLLOWING 2 ITEMS:

File 11-85-2.2 (Redevelopment - Western Addition)
Resolution urging the Redevelopment Agency to consider the imposition of a height limit of 65 feet, FAR of 3.6 and a 50% affordable housing requirement for the development of property under the Western Addition Approved Redevelopment Project Area A-1. (Silver in PH&D Cmte 4/22/85)

ACTION: Tabled

File 11-85-2 (Redevelopment - Western Addition) Resolution urging the Mayor to urge the City Planning Commission to study the appropriate height, density and other requirements of the City Planning Dept. for Redevelopment Agency properties and to urge the Redevelopment Agency to consider the imposition of a hiengt limit of 65 feet, FAR of 3.6 and a 50% affordable housing requirement for the development of property under the Western Addition Approved Redevelopment Project Area A-1 (Silver)

ACTION: Tabled

File 372-85 (Construction and Demolition Permits) Ordinance amending Part II. Chap. I (Building Code) by amending Secs. 302(a). 303(f). 304(a) and 318 to require written notice to adjacent property owners and residents at the time of construction or demolition permit application and issuance and imposing fees therefor. (Molinari)

ACTION: Cont. to 11/19/85; Renne absent

33. File 115-85-44 (Zoning Text Amendment - 83.626T) Amending the City Planning Code by amending Sec. 207.2 to extend for 6 months the provisions temporarily precluding certain second units. (City Planning)

ACTION: Tabled; Renne absent

File 36-85-11 (Zoning Map Amendment - Permanent Controls)
Ordinance amending Part II. Chapter II. City Planning Code,
by amending the Zoning Map of the City and County for
property in the area generally bounded by the Assessor's
Blocks fronting on New Montgomery St., between Market and
Folsom Sts., including portions of Assessor's Blocks 3707,
3722 and 3735, to reclassify Height and Bulk Dists. 320-I,
500-I, 600-I and 700-I located therein to 150-S. (Silver)

ACTION: Recommended as amended; see file for detail; Renne absent

35. File 36-85-14 (Zoning Map Amendment - Coastal Zone Area - 85-64TM) Ordinance amending the Zoning Map establishing the designated Coastal Zone Area. (City Planning)

ACTION: Recommended

File 115-85-45 (Coastal Zone Area) Ordinance amending the Planning Code by adding Secs. 330 thru 330.16 establishing the procedures for reviewing Coastal zone permit applications and amending the Zoning Map by adding Sectional Maps CZ4. CZ5 and CZ13 showing San Francisco's Coastal zone Area boundaries. (City Planning)

ACTION: Recommended



37. File 115-85-45.1 (Coastal Zone Permit Review) Resolution transmittal of the Coastal zone permit review procedures for California Coastal Commission. (City Planning) COMPANION TO

ACTION: Recommended

38. File 90-85-3 (Landmarks) Ordinance designating the Beach Chalet at 1000 Great Highway as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

ACTION: Recommended

File 189-85 Hearing to consider the Ferry Building renovation project, especially the granting of low rent leases. (World Trade Club; Limbach, Limbach & Sutton)

ACTION: Cont. to 11/19/85; Renne excused for conflict of

40. File 283-85-2 Hearing to consider requiring that two restrooms be a part of every new restaurant. (Hongisto)

ACTION: Cont. to 11/19/85; Renne absent

41. File 13-85-13 Hearing to consider urging the President of the United States to not repeal the "rehabilitation credit" in his current tax proposals. (Hongisto)

ACTION: Recommended; legislation prepared in and reported out of Cmte. entitled URGING THE PRESIDENT OF THE UNITED STATES TO NOT REPEAL THE "REHABILITATION CREDIT" IN HIS CURRENT TAX PROPOSALS; Renne absent

42. File 450-85 Hearing to consider imposing interim zoning controls for Chinatown Historical District and to determine if the controls should be permanent. (Silver)

ACTION: Hearing held; recommended; legislation (as presented by City Planning) prepared in and reported out of Cmte. entitled INITIATING DESIGNATION OF AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE OF THE AREA IN CHINATOWN GENERALLY BOUNDED ON THE WEST BY WAVERLY, ROSS, SPOFFORD AND OLD CHINATOWN LANE; ON THE EAST BY QUINCY, WALTER U. LUM PLACE (BRENHAM), WENTWORTH AND BECKETT; ON THE NORTH BY BROADWAY; AND ON THE SOUTH BY BUSH; INCLUDING PORTIONS OF JACKSON AND SACRAMENTO STREETS; Renne absent

43. <u>File 450-85-1</u> Hearing to consider the report entitled "A Plan for Chinatown: and the Chinese Consolidated Benevolent Association's Housing Action Program." (Silver)

ACTION: Hearing held; filed; Kennedy absent

44. File 97-85-38 Hearing to consider enacting legislation to require that all stoves and ovens be in a clean and working condition before any rental unit is occupied by a new tenant. (Nelder)

ACTION: Cont. to Call of the Chair: Kennedy absent



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Public Library Civic Center

### **BOARD OF SUPERVISORS**

CITY HALL, SAN FRANCISCO 94102 • Telephone 558-3184

DOCUMENTS DEPT.

NOTICE OF

MEETING CANCELLATION

NOV 1 1985

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PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors

The regular November 5, 1985 meeting of the Planning, Housing and Development Committee has been cancelled because of Election Day falling on that date. The next regular meeting of the Committee is scheduled for Tuesday, November 19, 1985, at 2:00 PM in the Legislative Chambers.

John L. Taylor Clerk of the Board

JLT/co

Posted: 10/30/85



1. File 11-85-2.1 (Redevelopment - Western Addition)
Resolution urging the Mayor to urge the City Planning
Commission to study the appropriate height, density and other
requirements of the City Planning Dept. for Redevelopment
Agency properties. (Silver in PH&D Cmte. 4/22/85)

ACTION: Amended to delete mention of the "Western Addition" on lines 18, 21, 22, 23, 26 and 28; recommended as amended. (Title changed accordingly.)

2. File 334-85-1 Hearing to consider the way in which the Redevelopment Agency and the Port have complied with the transit impact fee and OHPP. (Walker)

ACTION: Hearing held; filed. (Supervisor Renne excused due to conflict of interest.) (City Attorney requested to prepare an opinion as to the applicability of both the TIDF and the OHPP to Port properties.)

3. <u>File 115-84-8</u> Hearing to consider the City Planning Code to permit tenants in possession of artist live/work spaces to make application for permit of occupancy. (Supervisor Silver)

ACTION: Continued to the Call of the Chair.

4. File 307-84-26 Hearing to consider amending the Planning Code to provide that a builder may not destroy on-street parking spaces when off-street parking is required, except where the ratio is at least 2 to 1. (Silver)

ACTION: Continued to the Call of the Chair.

File 307-84-27 Hearing to consider amending the Planning Code to reguire condominium conversions of former rental units to have off-street parking provided in building or in nearby building or structure, even if the rental units did not. (Silver)

ACTION: Continued to the Call of the Chair.

6. File 402-85 (Mission Bay) Hearing to consider the status of the Mission Bay Project. (Molinari)

ACTION: Continued to the Call of the Chair.

7. File 283-85-2 Hearing to consider requiring that two restrooms for the public be a part of every new restaurant. (Hongisto)

ACTION: Filed at the author's reguest.

8. File 189-85 Hearing to consider the Ferry Building renovation project, especially the granting of low rent leases. (World Trade Club; Limbach, Limbach & Sutton) (Silver)

ACTION: Hearing held; filed. (Supervisor Renne excused due to conflict of interest.)

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CALENDAR

Public Library

For Posting

PLANNING, HOUSING AND DEVELOPMENT

Board of Supervisors City and County of San Francisco

Tuesday, November 19, 1985 - 2:00 PM

Chambers, City Hall

Members: Supervisors Silver, Renne, Kennedy

Acting Clerk: Betty Kapovich

1. File 11-85-2.1 (Redevelopment - Western Addition)
Resolution urging the Mayor to urge the City Planning
Commission to study the appropriate height, density and other
requirements of the City Planning Dept. for Redevelopment
Agency properties. (Silver in PH&D Cmte. 4/22/85)

ACTION: Amended to delete mention of the "Western Addition" on lines 18, 21, 22, 23, 26 and 28; recommended as amended. (Title changed accordingly.)

2. <u>File 334-85-1</u> Hearing to consider the way in which the Redevelopment Agency and the Port have complied with the transit impact fee and OHPP. (Walker)

ACTION: Hearing held; filed. (Supervisor Renne excused due to conflict of interest.) (City Attorney requested to prepare an opinion as to the applicability of both the TIDF and the OHPP to Port properties.)

3. File 115-84-8 Hearing to consider the City Planning Code to permit tenants in possession of artist live/work spaces to make application for permit of occupancy. (Supervisor Silver)

ACTION: Continued to the Call of the Chair.

4. File 307-84-26 Hearing to consider amending the Planning Code to provide that a builder may not destroy on-street parking spaces when off-street parking is required, except where the ratio is at least 2 to 1. (Silver)

ACTION: Continued to the Call of the Chair.

5. File 307-84-27 Hearing to consider amending the Planning Code to require condominium conversions of former rental units to have off-street parking provided in building or in nearby building or structure, even if the rental units did not. (Silver)

ACTION: Continued to the Call of the Chair.

6. File 402-85 (Mission Bay) Hearing to consider the status of the Mission Bay Project. (Molinari)

ACTION: Continued to the Call of the Chair.

7. File 283-85-2 Hearing to consider requiring that two restrooms for the public be a part of every new restaurant. (Hongisto)

ACTION: Filed at the author's request.

8. File 189-85 Hearing to consider the Ferry Building renovation project, especially the granting of low rent leases. (World Trade Club; Limbach, Limbach & Sutton) (Silver)

ACTION: Hearing held; filed. (Supervisor Renne excused due

to conflict of interest.)

DOCUMENTS DIFF.



Pile 36-84-8.3 [Nob Hill Reclassification] Ordinance adopting changes in property use classification as an Francisco of property located in the City and County of San by a line between Pine and California Streets, a line between between Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street from a District. (Molinari, Britt, Hongisto, Kopp, Maher, Nelder, Renne, Walker, Ward)

DEEMED DISAPPROVED BY CITY PLANNING COMMISSION; ENVIRONMENTAL REVIEW HAS BEEN COMPLETED; THIS WILL REQUIRE A 2/3 VOTE TO OVER-RIDE CITY PLANNING COMMISSION'S DISAPPROVAL. THE FINAL NEGATIVE DECLARATION WAS APPROVED NOV. 30, 1984 BY RESOLUTION NO. 904-84 (COPY IN FILE)

ACTION: Recommended to the Board for meeting 12/2/85.

File 97-85-32 Hearing to consider enacting legislation reguiring anyone circulating a petition in support of the granting of a building or demolition permit to include an accurate account of that project and reguiring the circulators of such a petition to sign, under penalty of perjury, that they have read this account to every person signing the petition. (Molinari) CALENDAR WITH THE FOLLOWING ITEM

ACTION: Continued to the Call of the Chair.

11. File 372-85 (Construction and Demolition Permits) Ordinance amending Part II, Chap. I (Building Code) by amending Secs. 302(a), 303(f), 304(a) and 318 to require written notice to adjacent property owners and residents at the time of construction or demolition permit application and issuance and imposing fees therefor. (Molinari)

ACTION: Continued to the Call of the Chair.

12. File 81-85-1 Hearing to consider feasibility of establishing a special use district for the Market/Van Ness area, imposing a moratorium on development and separating the area from the Downtown Plan. (Silver)

ACTION: Continued to the Call of the Chair.

Pile 36-85-16 (Zoning Map Amendment) Ordinance amending the Zoning Map for certain parcels zoned C-3-G (Downtown General Commercial) and RM-4 (Residential, Mixed, High Density) in the area bounded by Sacramento, Grant, Sutter and Powell Sts. adjacent to the Downtown to reclassify Assessor's Block 242, Lots 13-16 from C-3-G to RM-4, to reclassify Assessor's Block 271, Lots 1B and 1C from RM-4 to C-3-G, to reclassify Assessor's Block 285, Lots 10-18 from C-3-G to RC-4 and to reclassify Assessor's Block 285, Lots 10-18 from 240-H to 80-130-F. (City Planning)

(These amendments fall within the parameters of the analysis in the Downtown Plan EIR EE81.3 and therefore reguire no further environmental analysis).

ACTION: Hearing held; continued to the Call of the Chair.



14. File 36-85-1.5 (Negative Declaration - 84.594ETZ - Chinatown Planning and Rezoning Study) Resolution adopting final negative declaration finding and determining that creation of interim controls for property located in the area generally bounded by the northern frontage of Pacific Ave., Columbus Ave., Washington St. to Kearny St., Merchant St. to Sacramento St. along a line 280 feet east of Kearny St., Sacramento St. to a point between Kearny St. and Grant Ave., the eastern and western frontages of Grant Ave. to Bush St., the north side of Calif. St. to Stockton St., the eastern and western frontages of Stockton St. north of the Stockton Tunnel to Washington St. and the northerly frontages of Washington St. to Powell St. and then the eastern and western frontages of Powell St. and then the eastern and western frontages of Powell St. and then the eastern and western frontages of Powell St. to Pacific Ave. will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

ACTION: Recommended.

File 115-85-49.1. [Downtown Chinatown District and Community 15. Business Chinatown District | Resolution ratifying City Planning Commission Resolution No. 10437 imposing interim zoning controls for property generally bounded by the northern frontage of Pacific Avenue, Columbus Avenue, Washington Street to Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the north side of California Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Clay Street and then eastern and western frontages of Powell Street to Pacific, establishing a Downtown Chinatown District and a Community Business Chinatown District and imposing certain regulations including regulations on structures over forty feet. floor area rations, open space reguirements, parking reguirements and permitted and conditional uses. (City Planning)

ACTION: Recommended.

File 115-85-49.2. [Downtown Chinatown District and Community Business Chinatown District] Resolution disapproving City 16. Planning Commission Resolution No. 10437 imposing interim zoning controls for property generally bounded by the northern frontage of Pacific Avenue, Columbus Avenue, Washington Street to Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the north side of California Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Clay Street and then eastern and western frontages of Powell Street to Pacific, establishing a Downtown Chinatown District and a Community Business Chinatown District and imposing certain regulations including regulations on structures over forty feet, floor area rations, open space reguirements, parking reguirements and permitted and conditional uses. (City Planning)

ACTION: To Board with a "Do Not Pass" recommendation.



File 110-85-12.3 (Negative Declaration - Chinatown Housing Conversion Moratorium) Resolution adopting final hegative declaration, finding and determining that interim zoning controls to temporarily prohibit the conversion or demolition of residential units in the area bordered by Broadway on the north. Bush on the south, Kearny on the east and Mason on the west for a 12-month periuod will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration (City Planning)

ACTION: Recommended.

18. File 110-85-12.1 (Chinatown Housing Conversion Moratorium)
Resolution imposing interim zoning controls to temporarily
prohibit the conversion or demolition of residential units in
the area bordered by Broadway St. on the north, Bush St. on
the south, Kearny St. on the east and Mason St. on the west
for a 12-month period. (Walker)

ACTION: Amendment of the Whole adopted; (Same title); recommended.

19. File 110-85-12.2 (Chinatown Housing Conversion Moratorium)
Resolution ordering and directing the Zoning Administrator.
Supt. of Building Inspection and other permit issuing and approving agencies to suspend action on applications for the conversion or demolition of residential units in the area bordered by Broadway St. on the north. Bush St. on the south. Kearny St. on the east and Mason St. on the west pending final cation on proposed interim zoning controls. (Walker)

ACTION: Hearing held; tabled.

Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of property in the area generally bounded by Folsom. Spear. Harrison and Beale Sts. for Block 3746 and Lots 1 and 8 in Block 3745 to reclassify property from an RC-4 Dist. to a P Dist. (Kopp)

ACTION: Recommended. (Supervisor Renne dissenting.)

File 115-85-46 (Rincon Hill Zoning Change - 82.39ETZM))
Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of Lot 55. Block 3749 and Lot 63 (fromerly a portion of Lot 57).
Block 3749. Which block is generally bounded by First St., Lansing St., Essex and Folsom Sts., from M-1 (Light Industrial) to RC-4 (Residential-Commercial High Density) with Rincon Hill Special Use Dist., Residential Subdist. (Walker)

ACTION: Recommended.

File 110-85-13.1 (Geary Blvd - 17th to 26th Aves. - Fast Food Permits) Ordinance amending City Planning Code by adding Sec. 320 to prohibit the approval of permits for the establishment and operation of fast food establishments on Geary Blvd. between 17th and 26th Avenues for 12 months.

ACTION: Amended on page 2, lines 2 and 3 by deleting the words "by its own terms twelve months after its effective date" and substituting the following words "on the effective date of the permanent neighborhood commercial zoning legislation." Recommended as amended. (Supervisor Kennedy dissenting on both the amendment and the ordinance.)

Resolution prepared in and reported out of Committee. entitled "Adopting final negative declaration. finding and determining that a Planning Code text amendment pursuant to Section 302 establish interim controls prohibiting the approval of permits for fast-food establishments on those blocks of Geary Boulevard, between 17th and 26th Avenues, for a period of twelve months will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration." Recommended. (Supervisor Kennedy dissenting.) (File No. 110-85-13.2)

File 113-85-3.2 (Residential Hotels - Environmental Review - 85.371T) Resolution adopting final negative declaration, finding and determining that proposed amendment to the Adm. Code. Hotel Conversion Ordinance, to allow hotels owned by non-profit organizations, which had no permanent residents on Sept. 23, 1979, to file for an exemption from requirements of the ordinance will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Recommended.

File 113-85-3 (Residential Hotels) Ordinance amending Sec. 41.5 of the Adm. Code to provide that hotels owned. leased or operated by non-profit organizations which contained no permanent residents on Sept. 23. 1979 may file for exemptions with the Supt.. Bur. of Bldg. Inspection. (Maher)

1

ACTION: Recommended.



File 36-85-20.1 (Negative Declaration - Executive Park -25. 81.197RSEMZC) Resolution adopting final subsequent environmental impact report finding and determining that reclassification of height and bulk Dists. as follows: Parcel 1. 230-G and 40-X to 40-X; parcel 2. 230-G to 100-G; parcel 3. 230-G and 40-S to 140-H; parcel 4. 230-G and 40-X to 200-I; parcel 5. 230-G and 40-X to 165-I; parcel 6. 40-X to 80-X; parcel 7, 40-X to 60-X; and parcel 8, 40-X to 80-X. as said parcels are shown on the proposed height and bulk reclassification map (The "Site Permit Boundary Map") and the existing height and bulk Dists. Map. copies of which are included in Board of Supervisors File No. 36-85-20.1 as Exhibits A and B, respectively, or property generally bounded by Route 101, Harney Way, Jamestown Ave. and Bayview Park, Assessor's Block 4991, portions of Lots 75, 85, 86 and 87, as an integral part of the project proposed under the San Francisco Executive Park Development Plan amendment, will have a significant impact on the environment and adopting and incorporating findings of final subsequent environmental impact report. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Amendment of the Whole adopted, entitled "Adopting Final subsequent environmental impact report, finding and determining that reclassification of height and bulk districts as follows: Parcel 1, 230-G and 40-X to 40-X; Parcel 2, 230-G and 40-X to 100G; Parcel 3, 230-G and 40-X to 140-H; Parcel 4, 230-G and 40-X to 200-I; Parcel 5, 230-G and 40-X to 165-I; Parcel 6, 40-X to 80-X; Parcel 7, 40-X to 60-X; and Parcel 8, 40-X to 80-X, as said parcels are shown on the proposed height and bulk reclassification map (The "Site Permit Boundary Map") and the existing height and bulk districts map, copies of which are included in Board of Supervisor's File No. 36-85-20.1 as Exhibits A and B, respectively, of property generally bounded by Route 101, Harney Way, Jamestown Avenue and Bayview Park, Assessor's Block 4991 portions of Lots 75, 85, 86 and 87, as an integral part of the project proposed under the San Francisco Executive Park Development Plan amendment, will have a significant impact on the environment." Recommended.

File 36-85-20 (Executive Park) Ordinance amending the Zoning Map of the City and County for property generally located east of Route 101, north of Harney Way, west of Jamestown Ave. and south of Bayview Park, Assessor's Block 4991, portions of Lots 75, 85, 86 and 87, (The San Francisco Executive Park Site), to reclassify height and bulk Dists. 40-X and 230-G located therein to eigher 40-X, 60-X, 80-X, 100-G, 140-H, 165-I or 200-I. (City Planning)

ACTION: Recommended.

Resolution prepared in and reported out of Committee, entitled "Adopting findings relating to amending the zoning map of the City and County of San Francisco for property generally located east of Route 101, north of Harney Way, West of Jamestown Avenue, and south of Bayview Park, Assessor's Block 4991, portions of Lots 75, 85, 86 and 87 (The "San Francisco Executive Park Site"), to reclassify height and bulk districts 40-X and 230-G located therein to either 40-X, 60-X, 80-X, 100-G, 140-H, 165-I, 200-I." Recommended. (File No. 36-85-20.2)

NOTE: The following items were previously continued to this meeting. Because of time constraints, the Chair will entertain a motion to further continue these items and does not plan to hold a public hearing today on these items:

File 97-85-26 (Small Business Commission) Ordinance amending Chap. 5 of the Adm. Code by adding Art. XII. Secs. 5.120 through 5.122 to create the San Francisco Small Business Commission. (Silver, Hongisto, Kennedy, Molinari, Nelder, Walker, Ward)

ACTION: Continued to the Call of the Chair.

28. File 229-85 Hearing to consider the plight of small neighborhood-serving businesses and the creation of a Small Neighborhood Business Task Force to the Board of Supervisors. (Walker, Britt, Hongisto)

ACTION: Continued to the Call of the Chair.

29. File 413-85 Hearing to consider the status of Redevelopment Agency projects relative to cooperation and compliance with the provisions of the Downtown Plan. including the "cap" to include but not be limited to the Rincon Center and the Delancy Street projects. (Walker)

ACTION: Continued to the Call of the Chair.

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SPECIAL MEETING

Public Library
Civic Center

CALENDAR

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, December 2, 1985 - 1:30 PM

Room 228 City Hall

Members: Supervisors Silver, -Renne, Kennedy

Absent: Supervisor Renne Clerk: Charles Owens

1. File 36-85-21 (Nob Hill Reclassification) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of property located in the area generally bounded by a line between Pine and Calif. Sts., a line between Leavenworth and Jones Sts., Washington St., a line between Jones and Taylor Sts., Sacramento St., a line between Clay and Sacramento Sts., a line between Powell and Mason Sts., Sacramento St., and Mason St., from a 160A Height and Bulk Dist. to a 65A Height and Bulk Dist. (City Planning)

(Approved by the City Planning Commission; final negative declaration approved November 30, 1984, by Resolution No. 904-84, copy of which is in the file; environmental review has been completed.)

ACTION: Recommended; Supv. Renne absent; for Cmte. Rpt. this date in Board.

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CALENDAR

Civic Center

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday December 3, 1985 - 2:00 PM

Chambers. City Hall

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Members: Supervisors Silver, Renne, Kennedy

Clerk: Charles Owens

ITEM NO. 1 IS A WORKSHOP REPORT FROM THE DEPARTMENT OF CITY PLANNING. NO VERBAL TESTIMONY FROM THE PUBLIC WILL BE TAKEN. WRITTEN COMMENTS WILL BE ACCEPTED.

1. File 402-85. Hearing to consider the status of the Mission Bay Project. (Supervisor Molinari)

ACTION: Cont. to Call of the Chair

DOCUMENTS DEPT.

File 100-85-14.2. [Negative Declaration-Ocean Avenue-85.441E] Resolution adopting final negative of 1985 declaration, finding and determining that a 6-month moratorium on restaurant and fast food establishments decated on Ocean Ave. between Phelan Ave. and Manor Dr., portions of Assessor's Blocks 3180, 3191, 3196-3199, 3279-3283, 6914-6915, 6933-6949, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Recommended

Phelan Ave. and Manor Dr.] Resolution extending for 6 months interim zoning controls prohibiting the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Ave., between Phelan Ave. and Manor Dr. (Supervisor Walker) COMPANION TO THE PRECEDING FILE

ACTION: Recommended

4. File 97-85-32. Ordinance amending the Administrative Code by adding Sec. 1.32 requiring Boards and Commissions to Weigh the credibility of petitions presented to them. (Supervisor Molinari)

ACTION: Cont. to 12/17/85; calendar with F. 372-85

File 36-85-18.2 (Negative Declaration - 85-306EZ)
Resolution adopting final negative declaration, finding and determining that reclassification of property from an RH-3 (House, Three-Family) District to an RM-1 (Mixed Residential, Low Density) Dist. of property located at 201-211 Steiner St. and 526-530 Waller St., Lots 7 and 9 in Assessor's Block 861, will have no significant impact on the envirobment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Recommended; Supv. Silver dissenting in Cmte.



6. File 36-85-18.1 (Zoning Map Change, 85.306EZ) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County or property located at 201-211 Steiner St. and 514-530 Waller St., Lots 7 and 9 in Assessor's Block 861, from an RH-3 (House, Three-family) Dist. to an RM-1 (Mixed Residential, Low Density) Dist. (City Planning) COMPANION TO THE PRECEDING FILE

ACTION: Recommended: Supv. Silver dissenting in Cmte.

7. File 36-85-17.2 (Zoning Change - 85.290EZ) Resolution adopting final negative declaration finding and determining that reclassification of property from an RH-1 (House, One-Family) Dist. to an NC-S (Neighborhood Commercial Shopping Center) Dist. of property located at the northwest corner of Juanita Way at Teresita Boulevard, Lot 28 in Assessor's Block 2901B, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING FILE

ACTION: Recommended as amended; see file for detail; Supv. Silver absent

8. File 36-85-17.1 (Zoning Map Change - 85.290EZ) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of property located at Teresita Boulevard and the northwest corner of Juanita Way, Lot 28, Assessor's Block 2901B from an RH-1 (House, One-Family) Dist. to a C-1 (Neighborhood Shopping) Dist. (City Planning) COMPANION TO THE PRECEDING FILE

ACTION: Recommended; Supv. Silver absent

9. File 90-85-4 (Landmarks) Ordinance designating the San Francisco and San Mateo Railroad Co. office building at 2301 San Jose Ave. as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)

ACTION: Recommended; Supv. Silver absent

File 110-85-7.2 (Negative Declaration - Chinatown Financial Institutions Moratorium - 85.373ETZ) Resolution adopting final negative declaration finding and determining that a 12-month interim moratorium on new and expanded financial institutions on property generally bounded by Kearny St.. Columbus Ave., Broadway, Powell and California Sts.in Assessor's Blocks 160-161, 177-179, 192-194, 209-211, 224-226, 241-243, and a portion of Block 162 will have no significant impact on the environment and adopting and incorporating findings of final negative declaration. (City Planning) COMPANION TO THE FOLLOWING TWO FILES

ACTION: Recommended

File 110-85-7 (Chinatown - Financial Institutions

Moratorium) Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those eighteen blocks bounded on the east by the east side of Kearny St. and the west side of Columbus Ave., on the west by the east side of Powell St., on the north by the south side of Broadway, and on the south by the north side of California St. for 12 months from the effective date of this ordinance; providing for definition and a severability clause.

(Supervisor Molinari) COMPANION TO FILE 110-85-7.2

ACTION: Tabled

12. File 110-85-16 (Financial Institutions Moratorium)
Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those 18 blocks bounded on the east by the east side of Kearny St. and the west side of Columbus Ave., on the west by the east side of Powell St., on the north by the south side of Broadway, and on the south by the north side of California St. for one year from the effective date of this ordinance; providing for definition and severability clause. (Supervisor Molinari) COMPANION TO FILE 110-85-7.2

ACTION: Recommended

13. <u>File 359-85 (Jobs)</u> Resolution establishing a task force on business relocation (Supervisors Nelder, Silver)

ACTION: Cont. to 12/17/85

## ADDENDUM

14. File 126-85-5 (Subdivision Code) Ordinance amending the Subdivision Code by amending Secs. 1303, 1309, 1313, 1321 and 1382 and adding Art. 4.1 consisting of Secs. 1333.1, 1333.2, 1333.3, 1333.4 and 1333.5 to provide for tentative maps conferring certain vested rights. (City Attorney)

ACTION: Recommended; Supv. Silver absent

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## CALENDAR

Public Library Jocuments
Civic Center Jocuments

## PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors
City and County of San Francisco

Tuesday, December 17, 1985 - 2:00 PM

DOCUMENTS Chambers,

City Hall

Members: Supervisors Silver, Renne, Kennedy

DEC 2 0 1985

Clerk: Charles Owens

PUBLIC LIBRARY

1. File 97-85-32 Ordinance amending the Administrative Code by adding Sec. 1.32 requiring Boards and Commissions to weigh the credibility of petitons presented to them. (Molinari)

ACTION: Cont. to Call of the Chair: Supv. Silver absent

File 372-85 (Construction and Demolition Permits) Ordinance amending Part II. Chap. I (Building Code) by amending Secs. 302(a), 303(f), 304(a) and 318 to require written notice to adjacent property owners and residents at the time of construction or demolition permit application and issuance and imposing fees therefor. (Molinari)

ACTION: Cont. to Call of the Chair; Supv. Silver absent

3. File 12-85-52 Hearing to consider SB 505 relating to real property and its effect on present San Francisco ordinances, resolutions, rules or administrative procedures. (Molinari)

ACTION: Cont. to Call of the Chair; Supv. Silver absent

4. File 97-85-26 (Small Business Commission) Ordinance amending Chap. 5 of the Adm. Code by adding Art. XII, Secs. 5.120 through 5.122 to create the San Francisco Small Business Commission. (Silver, Hongisto, Kennedy, Molinari, Nelder, Walker, Ward)

ACTION: Tabled

5. File 229-85 Hearing to consider the plight of small neighborhood-serving businesses and the creation of a Small Neighborhood Business Task Force to the Board of Supervisors. (Walker, Britt, Hongisto)

ACTION: Hearing held: filed

6. File 442-85 Hearing to consider the feasibility of developing a Women's Business Task Force. (Ward)

ACTION: Cont. to Call of the Chair

7. File 359-85 Resolution establishing a task force on business relocation. (Nelder, Silver)

ACTION: Recommended as amended; see file for detail

8. File 36-85-16 (Zoning Map Amendment) Ordinance amending the Zoning Map for certain parcels zoned C-3-G (Downtown General Commercial) and RM-4 (Residential, Mixed, High Density) in the area bounded by Sacramento, Grant, Sutter and Powell Sts. adjacent to the Downtown to reclassify Assessor's Block 242, Lots 13-16 from C-3-G to RM-4, to reclassify Assessor's Block 271, Lots 1B and 1C from RM-4 to C-3-G, to reclassify



Assessor's Block 285, Lots 10-18 from C-3-G to RC-4 and to reclassify Assessor's Block 285, Lots 10-18 from 240-H to 80-130-F. (City Planning) <u>CALENDAR WITH THE FOLLOWING ITEM</u>

(These amendments fall within the parameters of the analysis in the Downtown Plan EIR EE81.3 and therefore require no further environmental analysis).

ACTION: Cont. to Call of the Chair; HOLD FOR RESPONSE FROM CITY PLANNING RE THE FOLLOWING ITEM

9. File 36-85-22 (Zoning Map Amendment) Ordinance amending the Zoning Map for certain parcels zoned C-3-G (Downtown General Commercial) and RM-4 (Residential, Mixed, High Density) in the area bounded by Sacramento, Grant, Sutter and Powell Sts. adjacent to the Downtown to reclassify Assessor's Block 242, Lots 13-16 from C-3-G to RM-4, to reclassify Assessor's Block 271, Lots 1B and 1C from RM-4 to C-3-G, to reclassify Assessor's Block 285, Lots 10-18 from C-3-G to RC-4 and to reclassify Assessor's Block 285, Lots 10-18 from 240-H to 80-130-F. (Renne) CALENDAR WITH THE PRECEDING ITEM

(These amendments fall within the parameters of the analysis in the Downtown Plan EIR EE81.3 and therefore require no further environmental analysis).

ACTION: Cont. to Call of the Chair: HOLD FOR RESPONSE FROM CITY PLANNING

10. File 97-85-38 (Rental Unit Ranges and Refrigerators)
Ordinance amending Housing Code by amending Section 503.1.B thereof. to require adequate, clean, good working appliances in rental dwelling units at all times. (Nelder)

ACTION: Recommended as amended; see file for detail; <u>FOR</u> BOARD <u>CALENDAR JANUARY 6, 1986</u>

11. File 97-85-39 (Time Share Conversion Prohibition) Ordinance amending the Administrative Code by adding Chapter 41C prohibiting the conversion to the time-share use of residential units of several types. (Silver)

ACTION: Recommended

NOTE: THE FOLLOWING ITEM WILL BE A WORKSHOP SESSION FOR INTERIM STATUS REPORT BY CITY PLANNING DEPT.; WRITTEN TESTIMONY ONLY WILL BE ACCEPTED:

12. File 491-85 Hearing to consider proposed zoning issues in the Neighborhood Commercial Zones and the West Portal area. (Silver)

ACTION: Hearing held: filed: Supv. Renne absent

13. File 91-85-2 Hearing to consider the use of the block across from the Moscone Center, bounded by Mission, Howard, Third and Fourth Streets, for a baseball stadium. (Kopp)

ACTION: Hearing held: filed: Supv. Silver dissenting in Cmte.

14. File 81-85-1 Hearing to consider feasibility of establishing a special use district for the Market/Van Ness area, imposing a moratorium on development and separating the area from the Downtown Plan. (Silver)

ACTION: Hearing held filed; Supv. Silver dissenting in Cmte.; City Atty. directed to prepare legislation; City Planning directed to prepare boundary map of the area

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Documents
Public Library

Civic Center

CALENDAR

Special Meeting of

DOCUMENTS DEPT.

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

FEB 24 1986

Board of Supervisors
City and County of San Francisco

SAN FRANCISCO PUBLIC LIBRARY

Tuesday, February 11, 1986 - 3:00 P.M.

Chambers, City Hall

Present: Supervisors Silver, Renne, Kennedy

Clerk: Barbara Stavro-Taylor

1. File 229-85-1. Hearing to consider the problem of small businesses being forced out of the North Beach area due to exorbitant rent increases of 200 to 300 per cent. (Supervisors Walker and Molinari)

ACTION: HEARING HLLD. FILED.

2. File 97-86-5. Hearing to consider creating commercial rent mediation and arbitration legislation. (Supervisor Britt)

ACTION: HEARING HELD. FILED.

NOTE: City Attorney requested to prepare legislation for subsequent introduction --

1 - designating North Beach as an Historical District;

2 - limiting commercial rent increases to 35% for a 6-month period effective 12/31/85.

= actions Taken CALENDAR

Public Library

Civic Center Nouments

Rescheduled Meeting of PLANNING, HOUSING AND DEVELOPMENT Board of Supervisors City and County of San Francisco

Tuesday February 25, 1986 - 2:00 PM

Chambers,

DOCUMENTS DEPtity Hall

Members:

Supervisors Silver, Renne, Kennedy Supervisor Silver - Items 2-6

Absent:

FEB 28 1986

Clerk:

Barbara Stavro-Taylor

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Civic Center

CALENDAR

Special Meeting of

DOCUMENTS DEPT.

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

FEB 24 1986

Board of Supervisors City and County of San Francisco

SAN FRANCISCO PUBLIC LIBRARY

Tuesday, February 11, 1986 - 3:00 P.M.

Chambers, City Hall

Present: Supervisors Silver, Renne, Kennedy

Clerk: Barbara Stavro-Taylor

File 229-85-1. Hearing to consider the problem of small businesses being forced out of the North Beach area due to exorbitant rent increases of 200 to 300 per cent. (Supervisors Walker and Molinari)

ACTION: HEARING HLLD. FILED.

File 97-86-5. Hearing to consider creating commercial rent mediation and arbitration legislation. (Supervisor Britt)

ACTION: HEARING HELD. FILED.

City Attorney requested to prepare legislation for NOTE:

subsequent introduction --

1 - designating North Beach as an Historical District;

2 - limiting commercial rent increases to 35% for a

6-month period effective 12/31/85.

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Public Library

CALENDAR Rescheduled Meeting of PLANNING, HOUSING AND DEVELOPMENT Board of Supervisors City and County of San Francisco

Civic Center Nouments

Tuesday February 25. 1986 - 2:00 PM

11.156

Chambers.

DOCUMENTS DEPtity Hall

Members:

Absent:

Supervisors Silver, Renne, Kennedy Supervisor Silver - Items 2-6 FEB 28 1986

Barbara Stavro-Taylor Clerk: SAN FRANCISCO PUBLIC LIBRARY

File 97-85-39. [Time-Share Conversion Prohibition] l. Ordinance amending Administrative Code by adding Chapter 41C thereto. prohibiting the conversion to Time-Share use of residential units of several types. (Silver) (1/21/86 - Rereferred to Committee)

ACTION: RECOMMENDED AS AMENDED. (See file for details.) (Supv. Renne dissenting)

File 372-85. [Appeals of Permits] Ordinance amending Municipal Code (Building Code) by amending Sections 302(a). 303(f) and 318 pertaining to notification to the public of 2. permit issuance. (Molinari)

ACTION: AMENDMENT OF THE WHOLE prep. in/reptd. out of Cmte. "Amending Building Code by amending Sections 302 and 303 pertaining to notifications to the public of permit application and issuance." RECOMMENDED.

File 97-85-32. [Boards and Commissions] Ordinance amending Administrative Code by adding Section 1.32 requiring Boards 3. and Commissions to weigh the credibility of petitions (Molinari) presented to them.

ACTION: RECOMMENDED.

File 110-85-17.2. [Negative Declaration - Clement St., between Park Presidio and 34th Ave.-85.667TE] Resolution adopting final negative declaration, finding and determining 4. that a 12-month moratorium on restaurants, bars and fast food establishments located on Clement St. between Park Presidio Blvd. and 34th Ave., portions of Assessor's Blocks 1401-1419, 1446-1465, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 110-85-17. [Clement Street Moratorium, between Park 5. Presidio Blvd. and 34th Ave.] Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments and bars on Clement St., between Park Presidio Blvd. and 34th Ave. for twelve (12) months: providing for definitions and a severability clause. (COMPANION TO THE PRECEDING FILE) (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR. Resolution prep. in/reptd. out of Cmte. "Extending the time within which the City Planning Commission must render its decision regarding prohibiting approval of permits for the establishment and operation of restaurants, fast foods and bars on Clement Street between Park Presidio Blvd. and 34th Ave. to April 30, 1986." (File 110-85-17.3) Recommended.



Pile 36-85-22. [Zoning Map Amendment - 83.510MEZTMTZ]
Ordinance amending the Zoning Map for certain parcels zoned
C-3-G (Downtown General Commercial) and RM-4 (Residential,
Mixed, High Density) in the area bounded by Sacramento, Grant,
Sutter and Powell Sts. adjacent to the Downtown to reclassify
Assessor's Block 242, Lots 13-16 from C-3-G to RM-4, to
reclassify Assessor's Block 271, Lots 1B and 1C from RM-4 to
C-3-G, to reclassify Assessor's Block 285, Lots 10-18 from
C-3-G to RC-4 and to reclassify Assessor's Block 285, Lots
10-18 from 240-H to 80-130-F. (Renne)

(These amendments fall within the parameters of the analysis in the Downtown Plan EIR EE81.3 and therefore require no further environmental analysis).

(Approved by City Planning Resolution No. 10545)

ACTION: RECOMMENDED.

Pile 36-86-1.1. [Negative Declaration - 85.422EZC]
Resolution adopting final negative declaration, finding and determining that reclassification of property from a P (Public Use) Dist. to an RH-1 (House, One-Family) Dist. of property located at the northwest corner of Geneva and Delano Aves., Lot 20, in Assessor's Block 6972, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED.

File 36-86-1. [Zoning Map Change - 85.422EZC] Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of property located on the easterly 80-foot portion along the northern side of the 700 Block of Delano Ave., a portion of Lot 20 in Assessor's Block 6972, from a P (Public Use) Dist. to an RH-1 (House, One-Family) Dist. (City Planning) (COMPANION TO THE PRECEDING FILE)

(Approved by City Planning Resolution 10530)

6. File 110-85-18. [Polk Street Moratorium] Ordinance prohibiting the approval of certain permits on those properties fronting on Polk St. bounded by Broadway. Geary. Van Ness and Larkin. excluding properties fronting on Van Ness and Larkin. for twelve (12) months. or until the adoption of the permanent neighborhood commercial rezoning. (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR.
Resolution prep. in/reptd. out of Cmte. "Extending the time within which the City Planning Commission must render its decision regarding prohibiting approval of certain permits on those properties fronting on Polk Street bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street, excluding properties fronting on Van Ness Avenue and Larkin Street to April 30, 1986." (File 110-85-18.1) Recommended.

7. File 362-85. [Water Quality] Ordinance amending Municipal Code (Health Code) by adding Section 761 providing for double check valves on highrise buildings with roof tanks for enforcement clarification. (Nelder)

ACTION: RECOMMENDED.

8. File 467-85. [Access to Adjacent Property] Resolution consenting to the temporary right of entry onto adjacent property for repair and reconstruction (24 Scenic Way). (Hongisto)

ACTION: RECOMMENDED.

9. <u>File 161-86. [Voluntary Information Inspections]</u> Ordinance establishing in Bureau of Building Inspection a program for voluntary informational inspections of one and two family structures whose owners have applied for code enforcement rehabilitation fund (CERF) loans. (DPW)

ACTION: RECOMMENDED.

Ordinance amending the Zoning Map Amendment - 83.510EMMZTZ]
Ordinance amending the Zoning Map for certain parcels zoned
C-3-G (Downtown General Commercial) and RM-4 (Residential,
Mixed, High Density) in the area bounded by Sacramento, Grant,
Sutter and Powell Sts. adjacent to the Downtown to reclassify
Assessor's Block 242, Lots 13-16 from C-3-G to RM-4, to
reclassify Assessor's Block 271, Lots 1B and 1C from RM-4 to
C-3-G, to reclassify Assessor's Block 285, Lots 10-18 from
C-3-G to RC-4 and to reclassify Assessor's Block 285, Lots
10-18 from 240-H to 80-130-F. (City Planning)

(These amendments fall within the parameters of the analysis in the Downtown Plan EIR EE81.3 and therefore require no further environmental analysis).

(Approved by City Planning Resolution No. 10422)

ACTION: TABLED.

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## CALENDAR

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CARLOW CONTRACTOR

Special Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTEE MAR 12 1986 Board of Supervisors City and County of San Francisco

SAM FRANCISC PUBLIC LIBRA

Monday, March 10, 1986, 1:00 P.M.

Room 228, City Hall

Members: Supervisors Silver, Renne, Kennedy

Clerk: Barbara Stavro-Taylor

1. File 36-86-2.1. [Negative Declaration - 84.351EZC] Resolution adopting final negative declaration, finding and determining that construction of a home decorating center on property located at 3333 Mission Street, Lot 23 in Assessor's Block 5615, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Walker) (COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED. TO BOARD 3/10/86 AS COMMITTEE REPORT.

36-86-2. [Zoning Map Amendment - 84.351EZC] Ordinance 2. adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of a 30-foot wide portion of property located at 3333 Mission Street. Lot 23 in Assessor's Block 5615 from an RH-2 (House, Two-Family) District to a C-2 (Community Business) District. (Walker) (COMPANION TO THE PRECEDING FILE)

(Approved by City Planning Resolution 10586)

ACTION: RECOMMENDED. TO BOARD 3/10/86 AS COMMITTEE REPORT.

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CALENDAR Meeting of

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE Board of Supervisors City and County of San Francisco

Tuesday. March 18. 1986 - 2:00 P.M.

Room 228, City Hall

Members:

Supervisors Silver, Renne, Kennedy Supervisor Renne - Items 1-10, 13-14, 19-2@OCUMENTS DEPT.

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SAN FRANCISCO (Negative Declaration - 85.667TE) File 110-85-17.2 1. Resolution adopting final negative declaration, finding and determining that a twelve-month moratorium on restaurants. bars and fast food establishments located on Clement Street between Park Presidio and 34th Avenue, portions of Assessor's Blocks 1401-1419, 1446-1565, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE) (Cont'd from 2/25/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

2. File 110-85-17 (Clement Street Moratorium, between Park Presidio Blvd. and 34th Ave.) Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments and bars on Clement St., between Park Presidio Blvd. and 34th Ave. for twelve (12) months; providing for definitions and a severability clause. (Molinari) (COMPANION TO THE PRECEDING FILE) (Cont'd from 2/25/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

(Polk Street Moratorium) Ordinance File 110-85-18 (Polk Street Moratorium) Ordinance prohibiting the approval of certain permits on those 3. properties fronting on Polk St. bounded by Broadway, Geary, Van Ness and Larkin, excluding properties fronting on Van Ness and Larkin, for twelve (12) months, or until the adoption of the permanent neighborhood commercial rezoning. (Molinari) (Cont'd from 2/25/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

Hearing to consider SB 505 relating to real 4. File 12-85-52. property and its effect on present San Francisco ordinances. resolutions. rules or administrative procedures. (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR AT AUTHOR'S REQUEST.

File 177-86. Hearing to consider construction of new buildings by the United States Army at Crissy Field. 5. (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR AT AUTHOR'S REQUEST.



File 115-85-54.1 (Interim Controls - Nob Hill South and East Slope) Resolution imposing interim zoning controls on property located in two areas, the first area generally bounded by a line between Taylor and Mason, a line between Clay and Sacramento, Powell, a line between California and Pine, a line between Mason and Powell, a line between Bush and Sutter, Powell, Bush, a line between Stockton and Grant, a line between California and Sacramento, a line between Powell and Stockton, Washington, a line between Mason and Powell and a line between Pacific and Broadway; and the second area generally bounded by Hyde, Post, a line between Jones and Taylor, and a line between Bush and Sutter, from a 105-A, 160-D, or 160-F Height and Bulk Dist, to a 65-A or 80-A Height and bulk Dist, for eighteen (18) months. (Maher) (COMPANION TO THE PRECEDING FILE)

ACTION: AMENDMENTS OF THE WHOLE ADOPTED TO ORDINANCE ATTACHED AS EXHIBIT 1 AND TO RESOLUTION IMPOSING CONTROLS.

RECOMMENDED AS AMENDED. (See file for new title and details.) (Supv. Silver added as co-sponsor)

File 111-86-1.1. (Interim Controls - Negative Declaration - 85.704ET Resolution adopting final negative declaration, finding and determining that amendments to interim controls in Neighborhood Commercial Districts to (1) allow take-out food uses no larger than 100 square feet within grocery or specialty food stores as accessory uses; and (2) limit accessory uses to 1/3 the floor area of the principal use; in Neighborhood Commercial Districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING 2 FILES)

ACTION: RECOMMENDED.

Pile 111-86-1.2. (Interim Controls - Amendments to Neighborhood Commercial Zoning) Resolution ratifying City Planning Commission Resolution No. 10583 amending interim controls for property generally located in the Neighborhood Commercial areas, to amend accessory use provisions for Neighborhood Commercial Districts, to allow take-out food, subject to certain size limitations, in certain retail uses, and to limit the proportion of floor area of principal use which can be occupied by accessory uses in Neighborhood Commercial Districts. (City Planning) (COMPANION TO THE PRECEDING FILE)

ACTION: RECOMMENDED.

File 111-86-1.3 (Interim Controls - Amendments to Neighborhood Commercial Zoning) Resolution disapproving City Planning Commission Resolution No. 10583 amending interim controls for property generally located in the Neighborhood . Commercial areas, to amend accessory use provisions for Neighborhood Commercial Districts, to allow take-out food, subject to certain size limitations, in certain retail uses, subject to certain size limitations, in certain retail uses, and to limit proportion of floor area of principal use which can be occupied by accessory uses in Neighborhood Commercial Districts. (City Planning) (COMPANION TO THE PRECEDING FILES)

ACTION: TO BOARD WITH RECOMMENDATION "DO NOT PASS".

6. <u>File 115-86-7</u>: Hearing to consider establishing a North Beach Historical District and a North Beach Planning District. (Silver, Walker)

ACTION: Question Divided
Consideration of establishing a North Beach Historical
District severed. Resolution prepared in Cmte. as presented
in Cmte. by Supv. Silver entitled. "[Historical District]
Initiating designation of an historic district pursuant to
Article 10 of the City Planning Code of the area bounded
generally by Broadway, Jones, Bay, and Kearny Streets."
CONTINUED TO CALL OF THE CHAIR. (File 115-86-7.1)

Consideration of establishing a North Beach Planning District CONTINUED TO CALL OF THE CHAIR.

7. File 115-85-53. Hearing to consider the 50,000 square feet exemption in the Downtown Plan. (Britt)

ACTION: CONTINUED TO CALL OF THE CHAIR AT AUTHOR'S REQUEST.

8. <u>File 113-86.</u> Submitting Annual Report on operation of Residential Hotel Conversion and Demolition Ordinance. (City Planning)

ACTION: CONTINUED TO CALL OF THE CHAIR.

9. File 114-85-2. Hearing to consider requiring the use of polyester film on the windows of new highrise buildings to prevent them from shattering during an earthquake and requiring existing buildings to conform with the same code. (Nelder)

ACTION: CONTINUED TO CALL OF THE CHAIR. (Supv. Silver added as co-sponsor)

Pile 115-86-5. (Interim Zoning Controls - 85.521T) Ordinance amending City Planning Code by amending Sec. 306.7 to clarify permits and agencies subject to imposition of interim zoning controls to allow any extension of such controls up to a maximum of two years and to require use of Assessor's Office Records for notice of hearing. (City Planning)

(Approved by City Planning Resolution No. 10502)

ACTION: RECOMMENDED.

File 115-85-54.2. (Interim Controls - Negative Declaration - 85-670ET) Resolution adopting final negative declaration, finding and determining that imposition of interim controls changing height and bulk classifications of areas on Nob Hill shown on map attached hereto as Exhibit A from 105-A, 160-D the environment, and adopting and incorporating findings of (COMPANION TO THE FOLLOWING FILE)

(Affirmed by City Planning Motion No. 10589)

File 111-86-2.3. (Interim Controls - Extension of 18. Neighborhood Commercial Zoning) Resolution disapproving City Planning Commission Resolution No. 10584 extending for 6 months the imposition of interim controls for property generally located in Neighborhood Commercial areas. establishing boundaries of Neighborhood Commercial General and Individual Area Districts and 65-A-1 Height and Bulk District. reclassifying all properties located in C-1 and RC-1 Districts and certain properties located in RH-1, RH-2, RH-3, RM-1. RM-2, RC-2, RC-3, RC-4, C-2 and C-M Districts to either a Neighborhood Commercial General or Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District. amending boundaries of Automotive Special Use District. Washington-Broadway Special Use District No. 1. Northern Waterfront Special Use District No. 2 and Special Districts for Sign Illumination. deleting Union Street Neighborhood Commercial Special Use District. Hayes-Gough Special Use District and Interim North Beach Neighborhood Commercial Housing Conservation Special Use District: amending. repealing and deleting various sections and adding Article 7 encompassing Sections 701 through 799: to provide for regulation of building standards and uses in Neighborhood Commercial Districts including certain new controls and use categories; imposing new reguirements for conditional use authorization; providing for additional or modified conditional use review criteria; establishing new procedures for review of conditional uses in Neighborhood Commercial Districts: and establishing new compliance regulations. (City Planning) (COMPANION TO THE PRECEDING FILE)

ACTION: TO BOARD WITH RECOMMENDATION "DO NOT PASS".

19. File 110-86-1. (Interim Zoning Controls - Bernal Heights East Slope Special Use District) Resolution imposing interim zoning controls to generally prohibit new construction in the Bernal Heights East Slope Special Use District for a three-month period. (Walker) (COMPANION TO THE FOLLOWING FILE)

ACTION: CONTINUED TO CALL OF THE CHAIR.

20. File 110-86-1.2. (Interim Controls - Bernal Heights East Slope Special Use District) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection and other permit issuing and approving agencies to suspend action on permit applications authorizing agencies to suspend action on permit applications authorizing construction of structures that would be prohibited in the construction of structures that would be prohibited in the Bernal Heights East Slope Special Use District pending final action on proposed interim zoning controls. (Walker) (COMPANION TO THE PRECEDING FILE)

Pile 111-86-2.1 (Interim Controls - Negative Declaration 85.683ETZ) Resolution adopting final negative declaration, finding and determining that extension of interim controls for Neighborhood Commercial Districts will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING 2 FILES)

ACTION: RECOMMENDED.

File 111-86-2.2. (Interim Controls - Extension of 17. Neighborhood Commercial Zoning) Resolution ratifying City Planning Commission Resolution No. 10584 extending for 6 months the imposition of interim controls for property generally located in Neighborhood Commercial areas. establishing boundaries of Neighborhood Commercial General and Individual Area Districts and 65-A-1 Height and Bulk District, reclassifying all properties located in C-1 and RC-1 Districts and certain properties located in RH-1, RH-2, RH-3, RM-1, RM-2 , RC-2 , RC-3 , RC-4 , C-2 and C-M Districts to either a Neighborhood Commercial General or Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District, amending boundaries of Automotive Special Use District, Washington-Broadway Special Use District No. 1, Northern Waterfront Special Use District No. 2 and Special Districts for Sign Illumination, deleting Union Street Neighborhood Commercial Special Use District, Hayes-Gough Special Use District and Interim North Beach Neighborhood Commercial Housing Conservation Special Use District; amending, repealing and deleting various sections and adding Article encompassing Sections 701 through 799; to provide for regulation of building standards and uses in Neighborhood Commercial Districts including certain new controls and use categories; imposing new requirements for conditional use authorization; providing for additional or modified conditional use review criteria; establishing new procedures for review of conditional uses in Neighborhood Commercial Districts; and establishing new compliance regulations. Planning) (COMPANION TO THE PRECEDING FILE)

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### Rescheduled Meeting of PLANNING, HOUSING AND DEVELOPMEN Board of Supervisors

City and County of San Francisco

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Tuesday, April 22, 1986 - 2:00 P.M.

Chambers, City Hall

Members: Supervisors Silver, Renne, Kennedy DOCUMENTS DEPT.

Civic Center

Clerk: Barbara Stavro-Taylor

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SAN FRANCISCO File III-86-3.4 (Interim Controls - Negative Declaration 86.84ET) Resolution adopting final negative declaration, finding and determining that imposition of interim zoning 1. controls to reduce height limits in RH-I(D), RH-I, RH-I(S), and RH-2 Districts and to limit the number of floors of occupancy in dwellings in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (AFFIRMED BY CITY PLANNING MOTION 10653) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

2. File III-86-3.3. <u> Interim Controls - Height Limits)</u> Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, the Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits which would exceed the proposed height limits in RH-I(D), RH-I, RH-I(S) and RH-2 Districts pending final action on proposed interim controls. (Maher) (COMPANION TO THE PRECEDING FILE)

ACTION: AMENDMENTS OF THE WHOLE ADOPTED TO RESOLUTION AND TO ORDINANCE ATTACHED AS EXHIBIT 1. CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

File III-86-3. (Interim Controls - Height Limits) Resolution imposing interim zoning controls to reduce height limits in RH-I(D), RH-I, RH-I(S) and RH-2 Districts and to restrict the 3. height of certain floors in dwellings in such districts to make permit applications subject to plan modification provisions. (Maher) (COMPANION TO THE PRECEDING TWO FILES)

ACTION: AMENDMENTS OF THE WHOLE ADOPTED TO RESOLUTION AND TO ORDINANCE ATTACHED AS EXHIBIT I. (See file for new CONTINUED TO RECESSED MEETING APRIL 25, 1986, title.) AT 2 PM.

File III-86-5.1. (Interim Controls - Residential Conversions 4. and Demolitions) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, the Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits which would permit the conversion of dwelling units or group housing to other uses or the demolition of such units pending final action on proposed interim zoning controls. (Walker (COMPANION TO THE FOLLOWING FILE) (Walker, Maher)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.



File 115-85-45.2 (Notice for City Planning Hearings - 85.489TT) Ordinance amending Planning Code by adding Sec. 306.8 to require posting of signs for certain hearings conducted pursuant to City Planning Code. (City Planning) (APPROVED BY CITY PLANNING RESOLUTION 10617)

ACTION: AMENDMENT OF THE WHOLE PRESENTED IN CMTE. BY SUPV. WALKER ADOPTED. CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

11. File IIO-85-I9.2 (Interim Controls - Negative Declaration 85.439ET) Resolution adopting final negative declaration finding and determining that a moratorium on restaurant and fast-food establishments on Ocean Avenue between Phelan Avenue and Manor Drive, portions of Assessor's Blocks 3180, 3191, 3196-3199, 3279-3283, 6914-6915, 6933-6936, and 6941-6946, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. (See file for new title.)

12. File 110-85-19 (Interim Controls - Ocean Avenue Restaurants and Fast Foods) Resolution amending interim zoning controls imposed by Resolution 1076-85 prohibiting the approval of permits for the establishment and operation of restaurants and fast-food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive. (Kopp) (COMPANION TO THE PRECEDING FILE)

ACTION: RECOMMENDED AS AMENDED. (Ordinance attached as Ex. 1 amended. See file for details.)

File III-86-4.3 (Interim Controls - Negative Declaration 85-683ETZ) Resolution adopting final negative declaration finding and determining that imposition of interim zoning controls to establish the boundaries of the West Portal Avenue Neighborhood Commercial District, to change the height and bulk classification in such district from 40-X to 26-X, and to provide for regulation of building standards and uses in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

14. File III-86-4.I (Interim Controls - West Portal Avenue Neighborhood Commercial District) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, the Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits in the West Portal Avenue Neighborhood Commercial District pending final action on proposed interim zoning controls. (Kopp) (COMPANION TO THE PRECEDING FILE)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

5. File III-86-5. (Interim Controls - Residential Conversions and Demolitions) Resolution imposing interim zoning controls to require conditional use approval citywide for conversion of dwelling units or group housing to other uses and to restrict demolition of such units for 12 months. (Walker, Maher) (COMPANION TO THE PRECEDING FILE)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

RESOLUTION PREPARED IN CMTE. "Adopting final negative declaration, finding and determining that the requirement of conditional use authorization for the conversion or demolition of residential units will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration." (File III-86-5.2) CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

6. File 114-86-2. (Residential Conversions and Demolitions)
Ordinance amending Building Code by amending Section 301;
amending City Planning Code by adding Section 232 and amending
Sections 202, 212, and 303; and repealing Sections 245 and
247; and amending Administrative Code by repealing Chapter 41A
consisting of Sections 41A.1 through 41A.7 (The Apartment
Unit Conversion Ordinance) to require conditional use approval
city-wide for conversions of dwelling units or group housing
to other uses, and to restrict demolitions and conversions in
the Chinatown-North Beach and Hayes-Gough areas and in C-3
Districts. (Walker, Maher, Silver)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

File II5-86-I (Residential Conversions) Ordinance amending Building Code by amending Section 301; amending Planning Code by amending Secs. 202, 212, 245 and 303; and amending Administrative Code by repealing Chapter 4IA, consisting of Secs. 4IA.I through 4IA.7 (The Apartment Unit Conversion Ordinance), to require conditional use approval city-wide for conversion of dwelling units or group housing to other uses, including certain new construction following demolitions, and to delete provisions governing conversions in the Chinatown-North Beach and Hayes-Gough Areas and in C-3 Districts. (Maher, Silver)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

8. File 372-85 (Appeals of Permits) Ordinance amending Building Code by amending Sections 302 and 303, pertaining to notifications to the public of permit application and issuance. (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR.

9. File 115-85-45. (Notice for Planning Hearings - 85.489T)
Ordinance amending the Planning Code by adding Sec. 306.8 to require the posting of signs for certain hearings conducted pursuant to the City Planning Code. (Walker)
(DISAPPROVED BY CITY PLANNING RESOLUTION 10527 ALTHOUGH ENDORSING THE CONCEPT)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

20. File 12-86-17. (State Legislation) Resolution memorializing the State Legislature to oppose amendmemts to S.B. 79 (Dills) which would repeal the requirement of posting by owners of buildings of a notice of nonconformance; repeal the requirement that local fire agencies compile a list annually of buildings not in compliance with regulations; and repeal the requirement that local fire agencies make available such lists to the public. (Kennedy)

ACTION: CONTINUED TO CALL OF THE CHAIR.

21. File 109-86-2. Ordinance amending the Administrative Code (Residential Rent Ordinance) by amending Section 37.9(8) to redefine an owner of record as having at least 26 percent share of ownership. (Britt)

ACTION: CONTINUED TO CALL OF THE CHAIR.

#### ADDENDUM\_

Pile 110-85-17.2 (Negative Declaration - 85.667TE)
Resolution adopting final negative declaration, finding and determining that a twelve-month moratorium on restaurants, bars and fast food establishments located on Clement Street between Park Presidio and 34th Avenue, portions of Assessor's Blocks 1401-1419, 1446-1465, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

(Cont'd from 3/18/86)

ACTION: RECOMMENDED.

Presidio Blvd. and 34th Ave.) Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments and bars on Clement Street, between Park Presidio Blvd. and 34th Ave. for twelve (12) months; providing for definitions and a severability clause. (Molinari) (COMPANION TO THE PRECEDING FILE) (Cont'd from 3/18/86).

ACTION: RECOMMENDED.

24. File IIO-85-18 (Polk Street Moratorium) Ordinance prohibiting the approval of certain permits on those properties fronting on Polk Street bounded by Broadway, Geary, Van Ness and Larkin, excluding properties fronting on Van Ness and Larkin, for twelve (I2) months, or until the adoption of the permanent neighborhood commercial rezoning. (Molinari) (Cont'd from 3/18/86)

ACTION: RECOMMENDED.

RESOLUTION PREPARED IN CMTE. "Adopting final negative declaration, finding and determining that a 12 month moratorium on restaurants, places of entertainment, financial institutions, hotels and bath houses on Polk Street, the area bounded by west side of Larkin Street, south side of Broadway, east side of Van Ness Avenue, and north side of Geary Boulevard, Assessor's Blocks 573, 574, 595-598, 619, 620, 621, 622, 643, 644-646, 667-670, 691-694, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration." (File IIO-85-I8.2) RECOMMENDED.

File III-86-4. (Interim Controls - West Portal Avenue Neighborhood Commercial District) Resolution imposing interim zoning controls to establish the boundaries of the West Portal Avenue Neighborhood Commercial District, on West Portal Avenue between 15th and Ulloa and in the vicinity of Ulloa and Claremont, to change the height and bulk classification in such district from 40-X to 26-X, and to provide for regulation of building standards and uses in such district. (Kopp) (COMPANION TO THE PRECEDING TWO FILES)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

File 110-86-1. (Interim Controls - Bernal Heights East Slope Special Use District) Resolution imposing interim zoning controls to generally prohibit new construction in the Bernal Heights East Slope Special Use District for a three-month period. (Walker) (COMPANION TO THE FOLLOWING FILE)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

File IIO-86-I.4 (Interim Controls - Negative Declaration 86.97TE) Resolution adopting final negative declaration finding and determining that interim controls to prohibit new construction in the East Slope of Bernal Heights Special Use District, an area bounded by the James Lick Freeway on the east, Ogden Ave. on the south, Putnam, Bronte, Nebraska and Alabama Streets on the west and Army Street on the north for a period of 3 months, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE PRECEDING FILE)

ACTION: CONTINUED TO RECESSED MEETING APRIL 25, 1986, AT 2 PM.

17. File 36-86-3.1. (Negative Declaration - 85.576EZC)
Resolution adopting final negative declaration, finding and determining that reclassification of property and construction of a parking and maintenance facility on property at 1821 Harrison St., also known as 1200 Fifteenth St., will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (APPROVED BY CITY PLANNING RESOLUTION 10591) (COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED.

18. File 36-86-3.2. (Zoning Map Amendment - 85.576EZC) Ordinance adopting changes in property use classification as an amendment to the Zoning Map of the City and County of San Francisco of property located at 1821 Harrison St., (also known as 1200 Fifteenth St.) Lot 2 in Assessor's Block 3925, from a 40-X height and bulk district to a 50-X height and bulk district. (City Planning) (COMPANION TO THE PRECEDING FILE)

ACTION: RECOMMENDED.

19. File 12-86-15. (State Legislation) Resolution urging support for AB 4014 and California Constitutional Amendment No. 43 to require the University of California to abide by local zoning and planning laws with the exception of property held and used exclusively for a uniquely educational purpose. (Walker, Britt)

ACTION: CONTINUED TO CALL OF THE CHAIR.

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CALENDAR
Recessed Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTED CUMENTS DEPT.

Board of Supervisors City and County of San Francisco

MAY 2 1986

Friday \_April 25, 1986 - 2:00 P.M.

SAN FRANCISCO Chambers, City Harry

Public Library Civic Center

Documents

Members:

Supervisors Silver, Renne, Kennedy Supv. Silver Items 4-10; Supv. Kennedy Items II-15 Absent:

Clerk: Barbara Stavro-Taylor

File III-86-3.4 (Interim Controls - Negative Declaration 1. 86.84ET) Resolution adopting final negative declaration, finding and determining that imposition of interim zoning controls to reduce height limits in RH-I(D), RH-I, RH-I(S), and RH-2 Districts and to limit the number of floors of occupancy in dwellings in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (AFFIRMED BY CITY PLANNING MOTION 10653) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File III-86-3.3. Interim Controls - Height Limits)
Resolution ordering and directing the Zoning Administrator,
the Superintendent of the Bureau of Building Inspection, the 2. Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits which would exceed the proposed height limits in RH-I(D), RH-I, RH-I(S) and RH-2 Districts pending final action on proposed interim controls. (Maher) (COMPANION TO THE PRECEDING FILE)

ACTION: CONTINUED TO CALL OF THE CHAIR.

3. File III-86-3. (Interim Controls - Height Limits) Resolution imposing interim zoning controls to calculate heights of buildings in RH-I and RH-2 Districts, to reduce height limits in RH-I(D), RH-I, RH-I(S) and RH-2 Districts, and to make permit applications subject to plan modification provisions. (Maher)

(COMPANION TO THE PRECEDING TWO FILES)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File III-86-5.1. (Interim Controls - Residential Conversions 4. and Demolitions) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, the Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits which would permit the conversion of dwelling units or group housing to other uses or the demolition of such units pending final action on proposed interim zoning controls. (Walker, Maher) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: AMENDMENT OF THE WHOLE ADOPTED AS AMENDED.

RECOMMENDED AS AMENDED. TO BOARD AS COMMITTEE REPORT

APRIL 28, 1986.

25. File 177-86. Hearing to consider construction of new buildings by the United States Army at Crissy Field. (Molinari) (Cont'd from 3/18/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 115-85-45.2 (Permit Processing Notice) Ordinance amending Planning Code by adding Sec. 306.8 to require posting of signs for certain hearings conducted pursuant to City Planning Code. (Walker)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED.

11. File III-86-4.3 (Interim Controls - Negative Declaration 85-683ETZ) Resolution adopting final negative declaration finding and determining that imposition of interim zoning controls to establish the boundaries of the West Portal Avenue Neighborhood Commercial District, to change the height and bulk classification in such district from 40-X to 26-X, and to provide for regulation of building standards and uses in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: CONTINUED TO MAY 20, 1986, MEETING.

Pile III-86-4.1 (Interim Controls - West Portal Avenue Neighborhood Commercial District) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, the Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits in the West Portal Avenue Neighborhood Commercial District pending final action on proposed interim zoning controls. (Kopp) (COMPANION TO THE PRECEDING FILE)

ACTION: CONTINUED TO MAY 20, 1986, MEETING.

Neighborhood Commercial District) Resolution imposing interim zoning controls to establish the boundaries of the West Portal Avenue Neighborhood Commercial District, on West Portal Avenue between 15th and Ulloa and in the vicinity of Ulloa and Claremont, to change the height and bulk classification in such district from 40-X to 26-X, and to provide for regulation of building standards and uses in such district. (Kopp) (COMPANION TO THE PRECEDING TWO FILES)

ACTION: CONTINUED TO MAY 20, 1986, MEETING.

File IIO-86-I.4 (Interim Controls - Negative Declaration 86.97TE) Resolution adopting final negative declaration finding and determining that interim controls to prohibit new construction in the East Slope of Bernal Heights Special Use District, an area bounded by the James Lick Freeway on the east, Ogden Ave. on the south, Putnam, Bronte, Nebraska and Alabama Streets on the west and Army Street on the north for a period of 3 months, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED.

15. File IIO-86-I. (Interim Controls - Bernal Heights East Slope Special Use District) Resolution imposing interim zoning controls to generally prohibit new construction in the Bernal Heights East Slope Special Use District for a three-month period. (Walker) (COMPANION TO THE PRECEDING FILE)

ACTION: RECOMMENDED.

5. File III-86-5.2. (Interim Controls - Negative Declaration 84-595ET) Resolution adopting final negative declaration finding and determining that the requirement of conditional use authorization for the conversion or demolition of residential units will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning). (COMPANION TO THE FOLLOWING FILE)

ACTION: CONTINUED TO CALL OF THE CHAIR.

6. File III-86-5. (Interim Controls - Residential Conversions and Demolitions) Resolution imposing interim zoning controls to require conditional use approval citywide for conversion of dwelling units or group housing to other uses and to restrict demolition of such units for I2 months. (Walker, Maher) (COMPANION TO THE PRECEDING FILE)

ACTION: AMENDMENTS OF THE WHOLE ADOPTED TO RESOLUTION AND ORDINANCE ATTACHED AS EXHIBIT 1. (See file for new title.) CONTINUED TO CALL OF THE CHAIR.

7. File 114-86-2. (Residential Conversions and Demolitions)
Ordinance amending Building Code by amending Sec. 301;
amending City Planning Code by adding Sec. 232 and amending
Secs. 202, 212, and 303; and repealing Secs. 245 and 247; and
amending Administrative Code by repealing Chapter 41A
consisting of Secs. 41A.1 through 41A.7 (The Apartment Unit
Conversion Ordinance) to require conditional use approval
city-wide for conversions of dwelling units or group housing
to other uses, and to restrict demolitions and conversions in
the Chinatown-North Beach and Hayes-Gough areas and in C-3
Districts. (Walker, Maher, Silver)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. (See file for new title.) CONTINUED TO CALL OF THE CHAIR.

MOTION PREPARED IN/REPTD. OUT OF CMTE. "[Restricting Demolitions in RH-I and RH-2 Districts] Directing the Clerk of the Board to transmit to City Planning Commission for hearing draft ordinance amending City Planning Code by adding Sec. 232 to generally prohibit demolitions of dwelling units in RH-I and RH-2 districts until a permit is issued for a replacement structure." (File II4-86-2.1) RECOMMENDED. TO BOARD AS COMMITTEE REPORT APRIL 28, 1986.

8. File II5-86-I (Residential Conversions) Ordinance amending Building Code by amending Sec. 30I; amending Planning Code by amending Secs. 202, 2I2, 245 and 303; and amending Administrative Code by repealing Chapter 4IA, consisting of Secs. 4IA.I through 4IA.7 (The Apartment Unit Conversion Ordinance), to require conditional use approval city-wide for conversion of dwelling units or group housing to other uses, including certain new construction following demolitions, and to delete provisions governing conversions in the Chinatown-North Beach and Hayes-Gough Areas and in C-3 Districts. (Maher, Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

9. File 115-85-45. (Notice for Planning Hearings - 85.489T)
Ordinance amending the Planning Code by adding Sec. 306.8 to require the posting of signs for certain hearings conducted pursuant to the City Planning Code. (Walker)
(DISAPPROVED BY CITY PLANNING RESOLUTION 10527 ALTHOUGH ENDORSING THE CONCEPT)

ACTION: TABLED.

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## CALENDAR

Public Library Civic Center

Special Meeting of

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, May 19, 1986 - 9:00 A.M.

Room 228, City Hall

Members: Supervisors, Silver, Renne, Kennedy

DOCUMENTS DEPT.

Clerk:

Barbara Stavro-Taylor

MAY 21 1986

SAN FRANCISCO PUBLIC LIBRARY

1. File 109-86-3. (Additional Remedies for Displaced Tenants) Draft ordinance amending Administrative Code by amending Sections 37.2 and 37.9, and adding Section 37.9A to provide additional protections for tenants displaced when units are withdrawn from rent or lease. (Britt, Molinari)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. TO BOARD AS COMMITTEE REPORT MAY 19, 1986.

File 110-86-2. (Polk Street Moratorium) Ordinance amending the boundaries of the area in which the approval of certain 2. permits is prohibited in the area bounded by Broadway, Geary Street, Van Ness Avenue and Larkin Street to extend the area subject to the moratorium by amending the exemptions and making such amendment retroactive. (Molinari)
(APPROVED BY CITY PLANNING RESOLUTION 10692)

(Final Negative Declaration 85.689ETZ adopted and issued 2/18/86; no further environmental evaluation is needed.)

ACTION: AMENDMENT OF THE WHOLE PRESENTED IN CMTE. BY SUPV. MOLINAR! ADOPTED AS AMENDED. RECOMMENDED AS AMENDED. (See file for details. Title changed to add: "and rescinding Ordinance No. 161-86".) TO BOARD AS COMMITTEE REPORT MAY 19, 1986.



SF. 570.83 # 2 5/20/86

actions Taken

Public Library

CALENDAR

Meeting of

Civic Center

PLANNING, HOUSING AND DEVELOPMEN.

Board of Supervisors

City and County of San Francisco

Tuesday, May 20, 1986 - 2:00 P.M.

Chambers, City Hall

Members: Supervisors Silver, Renne, Kennedy

DOCUMENTS DEPT.

MAY 27 1986

Clerk: Barbara Stavro-Taylor

SAN FRANCISCO

1. File 111-86-3.4 (Interim Controls - Negative Declaration 86.84ET) Resolution adopting final negative declaration, finding and determining that imposition of interim zoning controls to reduce height limits in RH-1(D), RH-1, RH-1(S), and RH-2 Districts and to limit the number of floors of

occupancy in dwellings in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (AFFIRMED BY CITY PLANNING MOTION 10653) (COMPANION TO THE FOLLOWING TWO FILES)

OMPANION TO THE FOLLOWING TWO FILES (Cont'd from 4/25/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

Pile 111-86-3.3. Interim Controls - Height Limits)
Resolution ordering and directing the Zoning Administrator,
the Superintendent of the Bureau of Building Inspection, the
Board of Permit Appeals and other permit issuing and approving
agencies to suspend action on applications for permits which
would exceed the proposed height limits in RH-1(D), RH-1,
RH-1(S) and RH-2 Districts. (Maher)
(COMPANION TO THE PRECEDING FILE)
(Cont'd from 4/25/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 111-86-3. (Interim Controls - Height Limits) Resolution imposing interim zoning controls to calculate heights of buildings in RH-1 and RH-2 Districts, to reduce height limits in RH-1(D), RH-1, RH-1(S) and RH-2 Districts, and to make permit applications subject to plan modification provisions. (Maher) (COMPANION TO THE PRECEDING TWO FILES) (Cont'd from 4/25/86)

ACTION: AMENDMENTS OF THE WHOLE ADOPTED TO RESOLUTION AND TO ORDINANCE ATTACHED AS EXHIBIT 1. (See file for new title.) CONTINUED TO CALL OF THE CHAIR.

4. File 115-86-18. (Height Limits) Ordinance amending City Planning Code by adding Section 261.1 to reduce height limits in RH-1(D), RH-1, RH-1(S) and RH-2 Districts, to provide for plan modifications and to change the manner of calculating height in certain instances, and by amending Section 302 to create an elective procedure for imposition of such restrictions and provisions in certain districts. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

5. File 111-86-5.2. (Interim Controls - Negative Declaration 84-595ET) Resolution adopting final negative declaration, finding and determining that the requirement of conditional use authorization for the conversion or demolition of residential units will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (PH&D Cmte.) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: TABLED.

File 109-86-2. (Rent Ordinance). Ordinance amending Administrative Code by amending Section 37.9 to redefine the term "Owner of Record." (Britt) (Cont'd from 4/22/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 372-85 (Permit Processing) Ordinance amending Building Code by amending Sections 302 and 303 thereof, pertaining to notification of permit application and issuance. (Walker) (Cont'd from 4/22/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

14. File 114-86-3. (Building Code) Ordinance amending Building Code Section 203(t)8 to provide the Abatement Appeals Board with the discretionary power to grant a moratoriam from the provisions of the Building and Housing Codes for a period of up to ten years. (Maher)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. (See file for new title.)

File 12-86-15. (State Legislation) Resolution urging support for AB 4014 and California Constitutional Amendment No. 43 to require the University of California to abide by local zoning and planning laws with the exception of property held and used exclusively for a uniquely educational purpose. (Walker, Britt) (Cont'd from 4/22/86)

ACTION: TABLED.

16. File 12-86-17. (State Legislation) Resolution memorializing the State Legislature to oppose amendments to S.B. 79 (Dills) which would repeal the requirement of posting by owners of buildings of a notice of nonconformance; repeal the requirement that local fire agencies compile a list annually of buildings not in compliance with regulations; and repeal the requirement that local fire agencies make available such lists to the public. (Kennedy) (Cont'd from 4/22/86)

ACTION: TABLED.

17. File 113-86-1. (Chinatown-North Beach Residential Hotel Unit Moratorium) Ordinance amending Administrative Code by amending Secs. 41B.3 and 41B.11 to extend the duration of the Chinatown-North Beach Residential Hotel Unit Moratorium for another twelve months and to extend the Citizens' Advisory Committee for a like term. (Molinari)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. (See file for new title.) TO BOARD JUNE 2, 1986.

RESOLUTION PREPARED IN/REPTD. OUT OF CMTE. "Adopting final negative declaration, finding and determining that amending Administrative Code by amending Sections 41B.3 and 41B.11 to extend the duration of the Chinatown-North Beach Residential Hotel Unit Moratorium for another 12 months and to extend the Citizens' Advisory Committee for a like term, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration." (File 113-86-1.2) RECOMMENDED. TO BOARD JUNE 2, 1986.

6. File 111-86-5. (Interim Controls - Residential Demolitions)
Resolution imposing interim zoning controls to require for 12
months approval of new construction before demolition of
dwelling units in RH-1(D), RH-1, RH-1(S) and RH-2 Districts.
(Walker, Maher, Renne) (COMPANION TO THE PRECEDING FILE)
(Cont'd from 4/25/86)

ACTION: RECOMMENDED AS AMENDED. (See file for details.)

7. File 111-86-5.3. (Mandatory Building Plan Modifications)
Draft amendment to Resolution (and exhibit ordinance) in File
111-86-5 to authorize mandatory building plan modifications in
RH-1(D), RH-1, RH-1(S) and RH-2 Districts. (Walker)
(COMPANION TO THE PRECEDING FILE)

ACTION: CONTINUED TO CALL OF THE CHAIR.

8. File 114-86-2. (Restricting Demolitions in RH-1 and RH-2 Districts) Ordinance amending Planning Code by adding Section 232 to generally prohibit demolitions of dwelling units in RH-1 and RH-2 Districts until a permit is issued for a replacement structure. (Walker, Maher, Silver) (Cont'd from 4/25/86)

ACTION: AMENDMENTS ADOPTED. (See file for new title and details.) CONTINUED TO CALL OF THE CHAIR.

9. File 111-86-4.3 (Interim Controls - Negative Declaration 85-683ETZ) Resolution adopting final negative declaration finding and determining that imposition of interim zoning controls to establish the boundaries of the West Portal Avenue Neighborhood Commercial District, to change the height and bulk classification in such district from 40-X to 26-X, and to provide for regulation of building standards and uses in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (COMPANION TO THE FOLLOWING TWO FILES) (Cont'd from 4/25/86)

ACTION: RECOMMENDED.

10. File 111-86-4.1 (Interim Controls - West Portal Avenue Neighborhood Commercial District) Resolution ordering and directing the Zoning Administrator, the Superintendent of the Bureau of Building Inspection, the Board of Permit Appeals and other permit issuing and approving agencies to suspend action on applications for permits in the West Portal Avenue Neighborhood Commercial District pending final action on proposed interim zoning controls. (Kopp) (COMPANION TO THE PRECEDING FILE) (Cont'd from 4/25/86)

ACTION: TABLED.

Pile 111-86-4. (Interim Controls - West Portal Avenue Neighborhood Commercial District) Resolution imposing interim zoning controls to establish the boundaries of the West Portal Avenue Neighborhood Commercial District, on West Portal Avenue between 15th and Ulloa and in the vicinity of Ulloa and Claremont, to change the height and bulk classification in such district from 40-X to 26-X, and to provide for regulation of building standards and uses in such district. (Kopp) (COMPANION TO THE PRECEDING TWO FILES) (Cont'd from 4/25/86)

ACTION: RECOMMENDED. (Exhibit B, Neighborhood Commercial Interim Zoning Controls, amended to include West Portal Avenue Neighborhood Commercial District.)

25. File 273-86-7. Hearing to consider whether the Board should upgrade applicable Building Code requirements for level of risk-free structures (structures providing health and safety (interior or cladding) damage could occur as a result of a major earthquake, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

26. File 273-86-8. Hearing to consider whether the Board should amend the Building Code to require that facade mounting and window cushioning be adequate to absorb all movement of structures during a major earthquake (magnitude of 7 or greater on the Richter Scale) without resulting in a failure to cladding or windows, in order to mitigate impacts identified in the Downtown Plan Environmentl Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 273-86-9. Hearing to consider whether the Board should amend the Building Code to require that buildings proposed for sites mapped as having liquefaction/subsidence hazards and very strong to severe seismic shaking potential be designed to higher earthquake-resistance standards than buildings constructed in safer parts of downtown, whether the Building Code requirements should be adjusted by Zoning Districts to reflect different ground hazard areas, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 273-86-10. Hearing to consider whether the Board should amend the Building Code to require that independent assessment prepared by a BBI approved consultant of the seismic stability of the foundation, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

Pile 273-86-11. Hearing to consider whether the Board should amend the Building Code to require quake-shake cutoff valves for all buildings with a gas delivery pressure of one pound per square inch or more, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

30. File 273-86-12. Hearing to consider whether Bureau of Building Inspection should study the problems of building glazing during earthquakes, including the potential for use of plastic polyester films to reduce glass shatter to determine whether more stringent measures or further inspection before installation is needed to reduce earthquake risk, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

18. File 115-86-7.2 (Historic District) Resolution initiating designation of an historic district pursuant to Article 10 of the City Planning Code of the area bounded generally by Broadway, Jones, Bay and Kearny Streets. (Silver, Walker) (Cont'd from 3/18/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

19. <u>File 113-86.</u> Submitting Annual Report on operation of Residential Hotel Conversion and Demolition Ordinance. (City Planning)

(Cont'd from 3/18/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

20. <u>File 402-85</u>. Hearing to consider the status of the Mission Bay Project. (Molinari) (Cont'd from 12/3/85)

ACTION: CONTINUED TO CALL OF THE CHAIR.

21. <u>File 177-86.</u> Hearing to consider construction of new buildings by the United States Army at Crissy Field. (Molinari)

(Cont'd from 4/22/86)

ACTION: RESOLUTION PREPARED IN COMMITTEE "Declaring official policy of the City and County of San Francisco in opposition to plans to construct additional facilities including a shopping complex, commissary, convenience store, barracks, post office and Burger King fast food restaurant at Crissy Field in the Presidio". CONTINUED TO CALL OF THE CHAIR.

File 302-86. Hearing to consider the City's activities and efforts to improve the seismic safety of San Francisco's highrise buildings, including the implementation of mitigation measures contained in the Downtown Plan Environmental Impact Report which address seismic safety matters. (Walker)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 273-86-5. Hearing to consider whether the Bureau of Building Inspection should seek the reassignment of additional building inspectors to determine which buildings pose the greatest threats of collapse in an earthquake, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 273-86-6. Hearing to consider whether the Board should amend the Building Code to restrict usage or reduce occupancy loads of such buildings until they are reinforced or replaced and to require posting of dangerous buildings to notify employees of hazards, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

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CITY AND COUNTY

OF S

Civic Center

# BOARD OF SUPERVISORS

CITY HALL, SAN FRANCISCO 94102 • TELEPHONE 558-3184

NOTICE OF CANCELLED MEETING

Ca Concernil

PLANNING, HOUSING & DEVELOPMENT COMMITTEE

The June 17, 1986 meeting of the above committee has been cancelled.

For the month of July, it is the intention of the Chair to have two meetings - July 15 (regular meeting), and July 22 (special meeting).

John L. Taylor Clerk of the Board

Posted: June 13, 1986

DOCUMENTS DEPT.

JUN 181986

SAN FRANCISCO PUBLIC LIBRARY



SF 590,83 †2

CALENDAR Meeting of

PUBLIC LIBRARY CIVIC CENTER Pocuentation

PLANNING, HOUSING AND DEVELOPMENT

Board of Supervisors
City and County of San Francisco

Tuesday, July 15, 1986 - 2:00 P.M. - Chambers, City Hall

Present:

Supervisors, Silver, Renne,

DOCUMENTS DEPT.

Absent:

Supervisor Kennedy

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Clerk:

Barbara Stavro-Taylor

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I. File III-86-6.2. (Negative Declaration - 84.500 ET)
Resolution adopting final negative declaration and note to file, finding and determining that a proposed six month extension to interim controls prohibiting approval of permits for restaurants and fast food establishments located on Ocean Avenue between Phelan Avenue and Manor Drive will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration and note to file. (City Planning)
(COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED.

2. File III-86-6. (Ocean Avenue Restaurant and Fast Food Establishment Moratorium) Resolution extending for six months interim zoning controls prohibiting the approval of permits for the establishment and operation of restaurants and fast food establishments on Ocean Avenue, between Phelan Avenue and Manor Drive. (Walker)

ACTION: RECOMMENDED.

File 273-86-2. Hearing to consider whether the City should require that a building's energy performance be audited prior to a change in its ownerhship and that the building be brought up to current Title 24 building energy conservation standards, if necessary; and that the results of the audit be made available to the prospective buyer prior to close of sale, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: HEARING HELD. CONTINUED TO CALL OF THE CHAIR.

4. File 273-86-3. Hearing to consider whether the City should require that within 18 months of full occupancy each new building's energy performance be audited by PG&E or by another qualified energy consultant; whether the City should require that the project sponsor agree to implement all cost-effective energy conservation measures recommended by the audit, according to a cost efficiency formula to be agreed upon between the City and the sponsor; and whether the results of the audit should be made available to the City to assist City staff in their evaluation of overall building energy conservation, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to require PG&E or another qualified energy consultant to audit each new building's energy performance within 18 months of full occupancy, to require the project sponsor to implement all cost-effective energy conservation measures recommended by the audit, and to make available the results of the audit to the City as infeasible." RECOMMENDED.



11. File 114-86-5. (Building Permits) Ordinance amending the Building Code by amending Section 301 relating to exemptions from the permit requirement for State educational institutions. (Walker)

ACTION: CONTINUED TO CALL OF THE CHAIR.

12. File II4-86-6. (Building Permits) Ordinance amending the Building Code by adding Section 212 to require the Superintendent of the Bureau of Building Inspection to conduct a hearing at the request of any person to determine whether proposed construction will endanger life, limb or property due to landsliding, structural failure or fire hazard. (Nelder)

ACTION: CONTINUED TO CALL OF THE CHAIR (at author's request).

13. File II5-86-21. (Second Units) Ordinance amending Planning Code by amending Section 207.2 to permanently preclude certain second units in RH-I(D) and RH-I zoned areas. (Renne) (APPROVED BY CITY PLANNING COMMISSION RESOLUTION 10704)

ACTION: TO BOARD WITHOUT RECOMMENDATION.

14. File 262-86. Hearing to consider code enforcement procedures as it pertains to illegal units. (Renne, Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

15. File 90-86-1. (Landmark) Ordinance designating the San Francisco Lawn Bowling Clubhouse and Greens in Golden Gate Park as a landmark. (City Planning)
(APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10656)

ACTION: RECOMMENDED.

16. File 115-86-7.2 (Historic District) Resolution initiating designation of an historic district pursuant to Article 10 of the City Planning Code of the area bounded generally by Broadway, Jones, Bay and Kearny Streets. (Silver, Walker) (Cont'd from 5/20/86)

ACTION: RECOMMENDED.

17. File 175-86. (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment, and a hearing to study the impact citywide of current and proposed zoning. (Walker)

ACTION: CONTINUED TO CALL OF THE CHAIR.

18. <u>File 68-85-7.3. (Grant Funds)</u> Resolution authorizing the Mayor's Office of Housing and Econonic Development to expend Urban Development Action Grant Funds for the Bayview Square Commercial Center. (Ward)

ACTION: RECOMMENDED.

- 5. File 273-86-13. Hearing to consider whether the Department of City Planning should require that perimeter areas within 30 feet of exterior walls be designed to use natural sunlight (daylighting) as their primary light source when such light is available, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to require that perimeter areas within 30 feet of exterior walls be designed to use natural sunlight (daylighting) as their primary light source when such light is available as infeasible." RECOMMENDED.
- 6. File 273-86-14. Hearing to consider whether the Department of City Planning should require that average installed lighting levels in new office structures be no higher than one watt per square foot, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to require that average installed lighting levels in new office structures be no higher than one watt per square foot as infeasible." RECOMMENDED.
- 7. <u>File 273-86-15</u>. Hearing to consider whether the City should prohibit electric-resistance heating in new commercial structures, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)
  - ACTION: HEARING HELD. (City Atty. to prepare legislation.)
    CONTINUED TO CALL OF THE CHAIR.
- 8. File 273-86-17. Hearing to consider whether the City should develop appropriate methodologies and regulations for determining compliance with solar access guidelines, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to develop appropriate methodologies and regulations determining compliance with solar access guidelines as infeasible." RECOMMENDED.
- 9. File 273-86-16. Hearing to consider whether the City should create a program to be administered city-wide or in specific areas by the City or Redevelopment Agency, which issues Marks Historical Rehabilitation Act Bonds, in order to provide low-cost financing for the rehabilitation of architectural resources, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: HEARING HELD. CONTINUED TO CALL OF THE CHAIR.

10. File II4-86-4. (Automatic Sprinkler and Smoke Detection Systems) Ordinance amending Building Code by amending Sections 3802(b)8 and 3802(e) concerning automatic sprinkler systems in hotels and motels; amending Housing Code by amending Section 309 concerning retroactive provisions, amending Sections 903 and 910 concerning automatic sprinkler systems and smoke detection systems, and adding Section 911 concerning self-closing doors in hotels and motels. (Molinari, Kennedy)

ACTION: RECOMMENDED.

- 25. File 273-86-7. Hearing to consider whether the Board should upgrade applicable Building Code requirements for level of risk-free structures (structures providing health and safety services) to ensure that no structural or major architectural (interior or cladding) damage could occur as a result of a major earthquake, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver) (Cont'd from 5/20/86)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to upgrade applicable Building Code requirements for level of risk-free structures (structures providing health and safety services) to insure that no structural or major architectural (interior or cladding) damage could occur as a result of a major earthquake as infeasible." RECOMMENDED.
- 26. File 273-86-8. Hearing to consider whether the Board should amend the Building Code to require that facade mounting and window cushioning be adequate to absorb all movement of structures during a major earthquake (magnitude of 7 or greater on the Richter Scale) without resulting in a failure to cladding or windows, in order to mitigate impacts identified in the Downtown Plan Environmentl Impact Report. (Silver) (Cont'd from 5/20/86)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to amend the Building Code to require that facade mounting and windows cushioning be adequate to absorb all movement of structures during a major earthquake (magnitude of 7 or greater on the Richter scale) without resulting in failure of cladding or windows as infeasible."

    RECOMMEDED.
- 27. File 273-86-9. Hearing to consider whether the Board should amend the Building Code to require that buildings proposed for sites mapped as having liquefaction/subsidence hazards and very strong to severe seismic shaking potential be designed to higher earthquake-resistance standards than buildings constructed in safer parts of downtown, whether the Building Code requirements should be adjusted by Zoning Districts to reflect different ground hazard areas, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

  (Cont'd from 5/20/86)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to amend the Building Code to require that buildings proposed for sites mapped as having liquefacation subsidence hazards and very strong or severe seismic shaking potential be designed to higher earthquake-resistance standards than buildings constructed in safer parts of downtown and to adjust Building Code requirements by zoning districts to reflect ground hazard areas as infeasible." RECOMMENDED.

19. File 12-85-52. Hearing to consider SB 505 relating to real property and its effect on present San Francisco ordinances, resolutions, rules or administrative procedures. (Molinari)

(Calendared for purpose of Filing.)

ACTION: CONTINUED TO CALL OF THE CHAIR.

20. File 109-86-1. (Rent Ordinance) Ordinance amending the Administrative Code by amending Sections 37.4 and 37.8 to extend the appointment period of commissioners to 24 months and to increase filing fees. (Renne)

ACTION: CONTINUED TO CALL OF THE CHAIR.

21. File 134-86-1. (Funds) Resolution authorizing Department of City Planning to apply for, accept and expend grant funds from Economic Development Administration for Economic Development Planning Activities. (Mayor)

ACTION: RECOMMENDED.

22. File 134-86-2. (Grant Extension) Resolution authorizing
Department of City Planning to extend its current Economic
Development Administration Planning Grant to August 31, 1986.
(Mayor)

ACTION: RECOMMENDED.

### THE FOLLOWING ITEMS WERE HEARD AT 4:00 P.M.:

23. File 273-86-5. Hearing to consider whether the Bureau of Building Inspection should seek the reassignment of additional building inspectors to determine which buildings pose the greatest threats of collapse in an earthquake, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver) (Cont'd from 5/20/86)

ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to request the Bureau of Building Inspection to authorize the assignment of additional Building Inspectors to determine which buildings pose the greatest threats of collapse in an earthquake as infeasible." RECOMMENDED.

24. File 273-86-6. Hearing to consider whether the Board should amend the Building Code to restrict usage or reduce occupancy loads of such buildings until they are reinforced or replaced and to require posting of dangerous buildings to notify employees of hazards, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver) (Cont'd from 5/20/86)

ACTION: HEARING HELD. CONTINUED TO CALL OF THE CHAIR.

32. File 273-86-19. Hearing to consider whether the City should adopt an ordinance requiring the preparation of internal emergency response plans for medium and high-rise buildings and to post and distribute such plans to building occupants, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to require preparation of internal emergency response plans for medium and high-rise buildings and to post and distribute such plans to building occupants as infeasible." RECOMMENDED.

33. File 273-86-20. Hearing to consider whether the City should establish a program for low interest loans for private building owners to reinforce buildings determined to be potentially hazardous, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)

ACTION: HEARING HELD. CONTINUED TO CALL OF THE CHAIR.

34. File 302-86. Hearing to consider the City's activities and efforts to improve the seismic safety of San Francisco's highrise buildings, including the implementation of mitigation measures contained in the Downtown Plan Environmental Impact Report which address seismic safety matters. (Walker) (Cont'd from 5/20/86)

ACTION: HEARING HELD. FILED.

- 28. File 273-86-10. Hearing to consider whether the Board should amend the Building Code to require that independent assessment prepared by a BBI approved consultant of the seismic stability of the foundation, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver) (Cont'd from 5/20/86)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the mitigation measure in the Downtown Plan EIR to amend the Building Code to require that the building permits for large structures be issued based on an independent assessment prepared by a Bureau of Building Inspection approved consultant of the seismic stability of the foundation as infeasible." RECOMMENDED.
- 29. File 273-86-II. Hearing to consider whether the Board should amend the Building Code to require quake-shake cutoff valves for all buildings with a gas delivery pressure of one pound per square inch or more, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver) (Cont'd from 5/20/86)

ACTION: HEARING HELD. (City Atty. to prepare legislation.)
CONTINUED TO CALL OF THE CHAIR.

- 30. File 273-86-12. Hearing to consider whether Bureau of Building Inspection should study the problems of building glazing during earthquakes, including the potential for use of plastic polyester films to reduce glass shatter to determine whether more stringent measures or further inspection before installation is needed to reduce earthquake risk, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver) (Cont'd from 5/20/86)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to request the Bureau of Building Inspection to study the problems of building glazing during earthquakes, including the potential for use of plastic polyester films to reduce glass shatter, to determine whether more stringent measures or further inspection before installation is needed to reduce earthquake risk as infeasible."

    RECOMMENDED.
- 31. File 273-86-18. Hearing to consider whether the City should require regular earthquake response drills for employees in all buildings with over 50 occupants, in order to mitigate impacts identified in the Downtown Plan Environmental Impact Report. (Silver)
  - ACTION: Resolution prep. in/reptd. out of Cmte. "Rejecting the Mitigation Measure in the Downtown Plan EIR to require regular earthquake response drills for employees in all buildings with over 50 occupants as infeasible."

    RECOMMENDED.

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= actions Taken

Public Library

Civic Center

CALENDAR
Special Meeting of
PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday July 22. 1986 - 4:00 P.M.

Chambers, City Hall

Members: Supervisors Silver, Renne, Kennedy

Clerk: Barbara Stavro-Taylor

1. File 115-86-17 Hearing to consider amending the definition of "fast foods restaurants" in the neighborhood commercial interim control ordinance, which would prohibit "formula take out restaurants". (Silver)

ACTION: HEARING HELD. FILED.

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2. File 68-86-8 (Grant Funds) Resolution authorizing the Mayor's Office of Housing and Economic Development to apply for and accept Urban Development Action Grant funds in an amount not to exceed six hundred thousand dollars for proposed development (Hunters Point Plaza Community Shopping Center located at Kiska and Ingalls Streets). (Ward)

ACTION: TABLED (at author's request).

3. <u>File 126-85-6 (Tenant Ownership Conversions)</u> Draft ordinance amending Subdivision Code by adding Art. 11 regulating tenant ownership conversions. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR. (Title changed to: [Condominium Conversion] Amending Subdivision Code by adding Art. 11, Secs. 1400-1411, and amending Sec. 1332 to permit the conversion of residential rental property to condominium or other ownership subject to certain requirements."

4. File 115-84-8 Hearing to consider amending the City Planning Code to permit tenants in possession of live/work spaces to make application for permit of occupancy. (Silver) (Cont'd from 11/19/85)

ACTION: HEARING HELD. FILED.

5. File 115-85-51 Hearing to consider amending the City Planning Code to implement the artist live/work category presently being developed by the Department of City Planning for South of Market, and to extend this land use category citywide as a principal land use in C and M districts and a conditional use in residential districts. (Silver)

ACTION: HEARING HELD. FILED.



11. File 111-86-3. (Interim Controls - Height Limits) Resolution imposing interim zoning controls to calculate heights of buildings in RH-1(D), RH-1, RH-1(S) and RH-2 Districts, to reduce height limits in RH-1(D), RH-1, RH-1(S) and RH-2 Districts, and to make permit applications subject to plan modification provisions. (Maher) (COMPANION TO THE PRECEDING TWO FILES) (Cont'd from 5/20/86)

ACTION: AMENDMENT OF THE WHOLE PRESENTED IN CMTE. BY SUPV. SILVER TO ORDINANCE ATTACHED AS EX. 1 ADOPTED. (Permits filed before 4/22/86 excluded.) TABLED.

12. File 111-86-8 (Mid-Market Interim Reclassification)
Resolution imposing Interim Zoning Controls to change the height and bulk limits for the area generally bounded by Market, Seventh, Minna and Tenth Streets from 120-X to 90-X, 150-S to 120-X, 180-S to 120-X and 240-S to 120-X, for an eighteen month period. (Maher, Walker, Silver)
(ElR on the Downtown Plan, EE81.3, certified 10/18/84; no further environmental review needed.)

ACTION: CONTINUED TO AUGUST 19, 1986.

13. File 36-86-6 (Zoning Change, 86.48EZ) Ordinance adopting Zoning Map amendment, changing use classification of property at 850 Bryant Street (Block 3759, Lot 42) from 105K to 128K Height and Bulk District. (City Planning)

(APPROVED IN PART BY CITY PLANNING COMMISSION RESOLUTION NO. 10703) (GENERAL RULE EXCLUSION)

ACTION: RECOMMENDED.

File 36-86-7 (Zoning Change, 86.48EZ) Ordinance adopting Zoning Map amendment, changing use classification of property at 850 Bryant Street (Block 3759, Lot 42) from 105K to 118K Height and Bulk District. (City Planning)

(APPROVED IN PART BY CITY PLANNING COMMISSION RESOLUTION NO. 10703) (GENERAL RULE EXCLUSION)

ACTION: RECOMMENDED.

File 36-86-8 (Zoning Change, 85.430EZ) Ordinance adopting Zoning Map amendment, changing use classification of property at 2912 - 2966 California Street from RH-2 to RM-1 District. (City Planning)

(APPROVED IN PART BY CITY PLANNING COMMISSION RESOLUTION NO. 10658) (Neg. Dec. 85.8EZ adopted 3/27/85 for Lots 8.9,10,11,31)

ACTION: RECOMMENDED.

16. File 36-86-11 (Zoning Change, 86.142Z) Ordinance adopting Zoning Map amendment, changing use classifiction of property located on the south side of Pine Street near Divisadero Street, Lots 32 and 33 in Block 1049, from an RH-2 District to an RM-1 District. (City Planning)

(APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10711)

(Neg Dec. 83.11E adopted 2/2/84)

ACTION: RECOMMENDED. (Supv. Renne dissenting.)

6. File 90-86-2 (Landmark) Ordinance designating the Theodore Green Apothecary at 500 - 502 Divisadero Street as a landmark pursuant to Article 10 of the City Planning Code. (City Planning)
(APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10686)

ACTION: RECOMMENDED.

7. File 277-86 (Hastings College of the Law) Draft resolution urging the Mayor to urge the Department of City Planning to require Hastings College of the Law to comply with local zoning and planning laws for the development of the Golden Gate Building, a 6-story, 80-foot commercial office development project. (Walker)

ACTION: TABLED (at author's request).

8. File 110-86-1.5 (Bernal Heights East Slope Special Use District) Resolution extending Interim Zoning Controls for six months, or until permanent legislation is adopted, whichever first occurs, to generally prohibit new construction in the Bernal Heights East Slope Special Use District. (Walker)

(Neg. Dec. 86.97TE covers extension. No further Environmental Review necessary.)

ACTION: AMENDMENT OF THE WHOLE PRESENTED IN CMTE. BY SUPV. WALKER ADOPTED AS AMENDED. RECOMMENDED AS AMENDED. (Controls reduced to three months.)

9. File 111-86-3.4 (Interim Controls - Negative Declaration 86.84ET) Resolution adopting final negative declaration, finding and determining that imposition of interim zoning controls to reduce height limits in RH-1(D), RH-1, RH-1(S), and RH-2 Districts and to limit the number of floors of occupancy in dwellings in such districts, will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning) (AFFIRMED BY CITY PLANNING MOTION 10653) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: HEARING HELD. TABLED.

Pile 111-86-3.3. Interim Controls - Height Limits)
Resolution ordering and directing the Zoning Administrator.
the Superintendent of the Bureau of Building Inspection, the
Board of Permit Appeals and other permit issuing and approving
agencies to suspend action on applications for permits which
would exceed the proposed height limits in RH-1(D), RH-1.
RH-1(S) and RH-2 Districts. (Maher)
(COMPANION TO THE PRECEDING FILE)
(Cont'd from 5/20/86)

ACTION: AMENDMENTS OF THE WHOLE PRESENTED IN CMTE. BY SUPV. SILVER TO RESOLUTION AND TO ORDINANCE ATTACHED AS EX.1 ADOPTED. (Permits filed before 4/22/86 excluded.) TABLED.

19/86

# CALENDAR [ACTIONS TAKEN]

Meeting of
PLANNING, HOUSING AND DEVELOPMENT COMMITTEE
Board of Supervisors
City and County of San Francisco

Tuesday, August 19, 1986 - 2:00 P.M.

Chambers, City Hall

Members:

Supervisors Silver, Kennedy

Absent:

Supervisor Renne

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Clerk: Barbara Stavro-Taylor

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1. File lll-86-8 (Mid-Market Interim Reclassification)
Resolution imposing Interim Zoning Controls to change the height and bulk limits for the area generally bounded by Market. Seventh, Minna and Tenth Streets from 120-X to 90-X. 150-S to 120-X, 180-S to 120-X and 240-S to 120-X, for an eighteen month period. (Maher, Walker, Silver)
(EIR on the Downtown Plan, EE81.3, certified 10/18/84; no further environmental review needed.)

(Cont'd from 7/22/86)

ACTION: CONTINUED TO OCTOBER 21, 1986.

2. <u>File 402-85</u>. Hearing to consider the status of the Mission Bay Project. (Molinari) (Cont'd from 5/20/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

3. <u>File 220-85-1.</u> Submitting Final Report of Subdivision Code Revision Task Force. (Real Estate Dept.)

ACTION: CONTINUED TO SEPTEMBER 16, 1986.

4. File 134-86-3 (Funds) Resolution authorizing Department of City Planning to apply for, accept and expend up to \$18,000 from California Coastal Commission for implementation of Local Coastal Program through June 30, 1987. (City Planning) (ADOPTED BY CITY PLANNING COMMISSION RESOLUTION NO. 10745)

ACTION: RECOMMENDED.

5. File 111-86-7 (Conversion of Housing) Resolution extending for six months Interim Zoning Controls prohibiting the conversion of residential to commercial use without conditional use authorization and amending such controls by making less than monthly rentals a conversion subject to the controls. (Maher) (Neg Dec. 84.595ET covers; no further environmental review needed.)

ACTION: RECOMMENDED.

RESOLUTION PREPARED IN/REPTD. OUT OF CMTE. "Adopting final negative declaration, finding and determining that reclassification of property located on a portion of Pine Street between Broderick and Divisadero Streets. Lots 8A, 9 through 13, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23 through 33 and 53 in Assessor's Block 1049, from an RH-2 District to an RM-1 District will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration." (File 36-86-11.1) RECOMMENDED. (Supv. Renne dissenting.)

File 36-86-9.1 (Negative Declaration, 84.197EZ) Resolution adopting final negative declaration, finding and determining that reclassification of property from P to M-1 District located on a portion of Hunter's Point Naval Shipyard, north side of Crisp Avenue, portions of Earl Street, McKinnon Avenue, Donahue Street and Crisp Avenue as shown on "Map of South San Francisco Homestead and Railroad Association" will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (City Planning)

(APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10456)

COMPANION TO THE FOLLOWING FILE

ACTION: RECOMMENDED.

18. File 36-86-9.2 (Zoning Map Amendment - 84.197EZ) Ordinance adopting Zoning Map amendment, changing use classification of property located on a portion of Hunter's Point Naval Shipyard, north side of Crisp Avenue, portions of Earl Street, McKinnon Avenue, Donahue Street and Crisp Avenue as shown on "Map of South San Francisco Homestead and Railroad Association" from P to M-1 District. (City Planning)

ACTION: RECOMMENDED.

19. File 334-86. Hearing to consider requesting the Regents of the University of California to postpone any decisions regarding plans for administrative offices and laboratories at their proposed Laurel Heights Complex. (Molinari, Nelder,

ACTION: RESOLUTION PREP. IN/REPTD. OUT OF CMTE. "[University of California] Urging Her Honor, the Mayor to send a letter to the Regents of the University of California asking them to join in the establishment of a Memorandum of Understanding between the University of California and the City and County of San Francisco to oversee any future expansion of University facilities and establish a Community Liaison Board."

RECOMMENDED. (Supervisors Kennedy, Renne, Silver join in preparation of legislation.)

Hearing to consider reviewing the EIR for the proposed Laurel Heights Complex of the University of California. File 334-86-1. (City Atty. to review EIR and report at meeting of PH&D Cmte. August 19, 1986)

DOCUMENTS DEPT.

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### PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, September 16, 1986 - 2:00 P.M. - Chambers, City Hall

NOTE: Chinatown Interim Zoning Has Been Especially Set for 4:00 P.M.

Members: Supervisors Silver, Kennedy, Hsieh

Acting Clerk: Greg Hobson

Revision Task Force. (Real Estate Department)
(Cont'd from 8/19/86)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

 File 113-86. Submitting Annual Report on operation of Residential Hotel Conversion and Oemolition Ordinance. (City Planning) (Cont'd from 5/20/86)

ACTION: HEARING HELD; FILEO.

3. File 36-86-5. [Nob Hill South and East Slope Reclassification]
Ordinance adopting Zoning Map amendment changing height and
bulk classification of property in two areas - the first area
generally bounded by a line between Taylor and Mason Streets, a
line between Clay and Sacramento Streets, Powell Street, a line
between California and Pine Streets, a line between Mason and
Powell Streets, a line between Bush and Sutter Streets, Powell
Street, Bush Street, a line between Stockton Street and Grant
Avenue, a line between California and Pine Streets, Pine
Street, Stockton Street, California Street, a line between
Stockton and Grant, a line between California and Sacramento
Streets, a line between Powell and Stockton Streets, Washington
Street, a line between Mason and Powell Streets, and a line
between Pacific Avenue and Broadway, and the second area
generally bounded by Hyde Street, a line between Sutter and
Post Streets, a line between Hyde and Leavenworth Streets, Post
Street, a line between Jones and Taylor Streets, and a line
between Bush and Sutter Streets from 105-A, 160-O, 160-F,
100-F-I or 80-O to either a 65-A or 80-A height and bulk
classification. (Maher)

ACTION: TABLEO.

4. File 36-86-13. [Negative Occlaration - 86.174EZ] Resolution adopting Final Negative Declaration, finding and determining that the zoning reclassification changing the height and bulk classifications of the areas shown on the map attached from 80-A, 80-O 105-A, 160-O, 100-F, 160-F, 200E-2, 300E-2, 320-E to 105-O, 85-D, 80-A or 6S-A will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Maher) (COMPANION TO THE FOLLOWING TWO FILES.)

ACTION: RECOMMENDEO.

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to urge the City Planning Commission to add to the analysis of each of the Ring Neighborhoods surrounding the Downtown Plan Area a section which considers the cumulative effect citywide of current and proposed zoning."

7. <u>File 114-86-5 (Building Permits)</u> Ordinance amending Building Code by amending Section 301 relating to exemptions from the permit requirement for State educational institutions. (Walker)

(Cont'd from 7/15/86)

ACTION: RECOMMENDED.

8. <u>File 372-85 (Permit Processing)</u> Ordinance amending Building Code by amending Sections 302 and 303 pertaining to notifications to the public of permit application and issuance. (Walker)

(Cont'd from 5/20/86)

ACTION: AMENDMENT OF THE WHOLE PRESENTED IN CMTE. BY SUPV. WALKER. AMENDED. ADOPTED AS AMENDED. CONTINUED TO SEPTEMBER 16, 1986.

9. File 114-86-10 (Childcare) Ordinance amending the Building Code by amending Section 802(c) of the Uniform Building Code to allow childcare above the first story. (Walker)

ACTION: RECOMMENDED AS AMENDED. (See file for details.)

Pile 127-86-8. (Negative Declaration) Ordinance amending Administrative Code by amending Section 31.24 to provide a further appeal of a decision to affirm a preliminary negative declaration to the Board of Supervisors upon majority vote. (Kopp)

ACTION: CONTINUED TO CALL OF THE CHAIR.

11. File 91-86-1 (Yerba Buena Gardens) Resolution urging the San Francisco Redevelopment Agency to terminate immediately its disposition and development agreement with YBG Associates. (Kopp)

ACTION: CONTINUED TO CALL OF THE CHAIR.

 File 36-86-12.2 [Zoning Map Amendment] Ordinance adopting Zoning Map amendment changing use classification of property at 701 Frederick Street (Polytechnic High School) from P to RH-3 District. (City Planning)

ACTION: RECOMMENDED.

11. File 126-85-6. [Condominium Conversion] Ordinance amending Subdivision Code by adding Art. II Sections 1400-1411, and amending Section 1332 to permit the conversion of residential rental property to condominium or other ownership subject to certain requirements. (Silver)

(Con't from 7/22/86)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

12. File II5-86-I4. [Special Use Districts] Ordinance amending City Planning Code by repealing Sections 242.2, 242.3, 242.4, 242.5, 242.6, 242.7, 242.8, 242.9, 242.10, 243, 244, 246 and 247 which created for various areas of the City Special Use Districts subject to certain restrictions, Affordable Housing Districts, and a Housing Conservation District, and which contained expiration dates that are no longer in effect. (Clerk of the Board) (APPROVED BY CITY PLANNING COMMISSION RESOLUTION 10741)

ACTION: RECOMMENDED.

## THE FOLLOWING ITEM WILL BE HEARD AT 3:00 P.M.

 File 374-B6. Hearing to consider supporting proposal to beautify the Embarcadero Freeway area (Embarcadero Freeway Plan by Kendrick-Ritter-Spross). (Silver)

ACTION: HEARING HELD; FILED.

#### THE FOLLOWING ITEMS WILL BE HEARD AT 4:00 P.M.

14. File 380-86-1. [Negative Declaration - 86.172ETZ] Resolution adopting Final Negative Declaration, finding and determining that imposition of interim zoning controls for Chinatown will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)

(COMPANION TO THE FOLLOWING FOUR FILES.)

ACTION: RECOMMENDED.

15. File 380-B6-4. [Height and Bulk - Chinatown Mixed Use Districts Property Use Classification - Chinatown Mixed Use Districts] Ordinance amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify Height and Bulk Districts 65-A, 6S-A-1, 6S-D-2, B8-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-1 located therein to SO-N, 6S-N, 65-D-2 or 6S-8S-N, and amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify portions of property therein from North Beach NCD, Broadway NCD, C-2 and C-3-C Districts to Chinatown Community Business, Chinatown Visitor Retail and Chinatown Residential Neighborhood Commercial Districts and to establish boundaries for the Chinatown Mixed Use Districts. (City Planning)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

File 175-86 (Ring Neighborhoods) Resolution urging the Mayor 6. to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to urge the City Planning Commission to add to the

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File 36-86-13.1. [Nob Hill South and East Slope Reclassification] Ordinance adopting changes in height and classification as an amendment to the zoning map of property in two areas--the first area generally bounded by a line between Taylor and Mason Streets, a line between Clay and Sacramento Streets, Powell Street, a line between California and Pine Streets, a line between Mason and Powell Streets, a line between Bush and Sutter Streets, Powell Street, Bush Street, a line between Stockton Street and Grant Avenue, a line between California and Pine Streets, Pine Street, Stockton Street, California Street, a line between Stockton and Grant, a line between California and Sacramento Streets, a line between Powell and Stockton Streets, Washington Street, a line between Mason and Powell Street, and a line between Pacific Avenue and Broadway, and the second area generally bounded by Hyde Street, a line between Sutter and Post Streets, a line between Hyde and Leavenworth Streets, Post Street, a line between Jones and Taylor Streets, a line between Bush and Sutter Streets from 105-A, 160-D, 160-F, 100-F-1 or 80-D to a 65-A, 80-A, 85-D or 105-D height and bulk classification. (Maher)

ACTION: AMENED. RECOMMENDED AS AMENDED. On last page, line 24, after "December 1, 1986" add the following: "nor to any project for which a conditional use authorization was approved after 1980 for a building over eighty (80) feet, whether or not such authorization has expired.

6. File 36-86-13.2. [Nob Hill South and East Slope Reclassification] Ordinance adopting changes in height and bulk classification as an amendment to the zoning map of property in two areas--the first area consisting of the southeasterly portion of Block 223 at Powell and Sacramento Streets, and the second area generally bounded by a line between California and Pine Streets, a line between Powell and Mason Streets, a line between Bush and Sutter Streets, a line between Hyde and Leavenworth Streets, Pine Street and Larkin Street from 80-A, 200E-2, 300E-2 and 320-E to 105-D or 65-A height and bulk classifications. (Maher)

ACTION: RECOMMENDED.

7. File 372-85. File 372-85. [Appeals of Permits] Ordinance amending Building Code by amending Sections 302 and 303 thereof, pertaining to notification of permit application and issuance. (Walker) (Cont'd from 8/19/86)

ACTION: AMENDMENT OF THE WHOLE PRESENTED IN COMMITTEE BY SUPERVISOR WALKER. ADOPTED. AMENDMENT OF THE WHOLE RECOMMENDED. (SAME TITLE)

File II5-86-IO. [Office Limit Exemption/Height Limit]
Ordinance amending City Planning Code by amending Secs. 309 and
320 relating to the limitation on office development to exclude from the definition of exempt buildings with less than 50,000 square feet of office space those buildings, or additions, more than 65 feet high and to require a hearing for such build (DISAPPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10785)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

9. File 36-86-12.1 [Negative Declaration - 85.649EZ] Resolution adopting final negative Declaration - 85.649E2] nessitive declaration, finding and determining that reclassification of property at 701 Frederick Street (Polytechnic High School) will have no significant impact on the environment. the environment, and adopting and incorporating findings of final negative declaration. (City Planning)
(APPROVED BY CITY PLANNING COMMISSION RESOLUTIONS 10751, 10752)
(COMPANION TO THE FOLLOWING ITEM)

ACTION: RECOMMENDED.

 File 36-86-12.2 [Zoning Map Amendment] Ordinance adopting Zoning Map amendment changing use classification of property at 701 Frederick Street (Polytechnic High School) from P to RH-3 Oistrict. (City Planning)

ACTION: RECOMMENDED.

11. File 126-8S-6. [Condominium Conversion] Ordinance amending Subdivision Code by adding Art. II Sections 1400-1411, and amending Section 1332 to permit the conversion of residential rental property to condominium or other ownership subject to certain requirements. (Silver)

(Con't from 7/22/86)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

12. File IIS-86-14. [Special Use Oistricts] Ordinance amending City Planning Code by repealing Sections 242.2, 242.3, 242.4, 242.5, 242.6, 242.7, 242.8, 242.9, 242.10, 243, 244, 246 and 247 which created for various areas of the City Special Use Oistricts subject to certain restrictions, Affordable Housing Oistricts, and a Housing Conservation Oistrict, and which contained expiration dates that are no longer in effect. (Clerk of the Board)
(APPROVEO BY CITY PLANNING COMMISSION RESOLUTION 10741)

ACTION: RECOMMENDED.

### THE FOLLOWING ITEM WILL BE HEARO AT 3:00 P.M.

13. File 374-86. Hearing to consider supporting proposal to beautify the Embarcadero Freeway area (Embarcadero Freeway Plan by Kendrick-Ritter-Spross). (Silver)

ACTION: HEARING HELO; FILED.

### THE FOLLOWING ITEMS WILL BE HEARO AT 4:00 P.M.

14. File 380-86-1. (Negative Occlaration - 86.172ETZ) Resolution adopting Final Negative Occlaration, finding and determining that imposition of interim zoning controls for Chinatown will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Occlaration. (City Planning)

(COMPANION TO THE FOLLOWING FOUR FILES.)

ACTION: RECOMMENDED.

1S. File 380-86-4. [Height and Bulk - Chinatown Mixed Use Districts Property Use Classification - Chinatown Mixed Use Oistricts] Ordinance amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify Height and Bulk Districts 65-A, 65-A-1, 65-O-2, 88-X, 10S-A, 16O-O, 16O-F, 16O-H, 30O-H and 32O-I located therein to SO-N, 6S-N, 6S-O-2 or 65-8S-N, and amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify portions of property therein from North Beach NCO, Broadway NCO, C-2 and C-3-C Oistricts to Chinatown Community Business, Chinatown Visitor Retail and Chinatown Residential Neighborhood Commercial Oistricts and to establish boundaries for the Chinatown Mixed Use Oistricts. (City Planning)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to

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16. File 380-86-5. [Chinatown Core] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Sections 102, 124, 125, 135, 161, 201, 208, 270 and 307 to clarify definitions pertaining to new Article 8, revise floor area ratios, clarify floor area premiums, establish open space requirements, exempt commercial uses from parking requirements, include Chinatown Mixed Use Districts in list of use districts, provide density limitations for group housing in Chinatown mixed use districts, to create new bulk limits for the Chinatown area and to clarify administrative review procedures and by adding Sections 121.4, 121.9, 124.1, 132.3, 134.1, 135.1, 136.2, 145.2, 207.4, 254, 263.12, 263.6, 402 and 607.2 to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of structures over a specified height, provide criteria for height exceptions and to regulate conversion or removal of housing units and to regulate signs and by adding Article 8, encompassing Sections 801 through 899 to regulate mixed use districts and establish new Chinatown Mixed Use Districts and to provide definitions for uses regulated in Article 8. (City Planning)

ACTION: CONTINUED TO THE CALL OF THE CHAIR.

17. File 380-86-2. [Ratifying Chinatown Core Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution 10761 imposing interim controls for property generally located in the Chinatown Core bounded by Green Street, Columbus Avenue, Montgomery Street, Bush Street and Powell Street including 34 Assessor's 8locks or portions of Blocks 129, 130, 146, 147, 148, 159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194, 195, 208, 209, 210 210A, 211, 224, 225, 226, 227, 241, 242, 243, 257, 258, 270 and 271. Amending Zoning Map to reclassify use districts of portions of property therein from C-2, Community Business and C-3-C, Chinatown Downtown to CCB, Chinatown Community Business, CVR, Chinatown Visitor Retail, and CRNC, Chinatown Residential Neighborhood Commercial and reclassifying height and bulk districts of portions of property therein from 65-A D2, 88-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-I to 50-N, 65-N, 65-D-2 and 65-85N, and amending the City Planning Code text to add a new Article 8, providing for Chinatown mixed use districts; to amend various sections to clarify floor area premiums, establish open space requirements, exempt commercial uses from parking requirements, include Chinatown mixed use limitations for group housing in Chinatown mixed use districts in the list of use districts, provide density limitations for group housing in Chinatown mixed use districts, administrative review procedures: and by adding various new sections to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of regulate density of dwelling units, provide criteria for height exceptions, regulate conversion or removal of housing units and

ACTION: RECOMMENDED.

Resolution disapproving Chinatown Core Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution 10761 imposing interim controls for property generally located in the Chinatown Core bounded by Green Street, Columbus Avenue, Montgomery Street, Bush Street and Powell Street including 34 Assessor's Blocks or portions of Blocks 129, 130, 146, 147, 148, 159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194, 195, 208, 209, 210 210A, 211, 224, 225, 226, 227, 241, 242, 243, 257, 258, 270 and 271. Amending Zoning Map to reclassify use districts of portions of property therein from C-2, Community Business, CVR, Chinatown Downtown to CCB, Chinatown Community Business, CVR, Chinatown Visitor Retail, and CRNC, Chinatown Residential Neighborhood Commercial and reclassifying height and bulk districts of portions of property therein from 65-A D2, 88-X, 105-A, 160-D, 160-F, 160-H, 30D-H and 320-1 to 5D-N, 65-N, 65-D-2 and 65-85N, and amending the City Planning Code text to add a new Article 8, providing for Chinatown mixed use districts; to amend various sections to clarify floor area premiums, establish open space requirements, exempt commercial uses from parking requirements, include Chinatown mixed use districts in the list of use districts, provide density limitations for group housing in Chinatown mixed use districts in the list of use districts, provide density limitations for group housing in Chinatown mixed use districts, to create new bulk limits for the Chinatown area and to clarify administrative review procedures: and by adding various new sections to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of structures over a specified height, provide criteria for height exceptions, regulate conversion or removal of housing units and

ACTION: TABLED.

19. File 111-86-12.1. [Negative Declaration - 86.400 ETZ]
Resolution adopting Final Negative Declaration, finding and determining that amendment to interim controls in Neighborhood Commercial Districts to apply the Planned Unit Development provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial Districts; and to rescind the small-scale Neighborhood Commercial (NC-2) zoning from property located on west side of 26D4 - 2646 Third Street, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 in Assessor's Block 4172; will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning)
(CDMPANIDN TD THE FOLLDWING TWO FILES.)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

20. File 111-86-12.2. [Amendments to Neighborhood Commercial Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution No. 10778 amending interim controls for property generally located in the Neighborhood Commercial areas of San Francisco, to apply the Planned Unit Development provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial District; and to rescind the interim small-scale neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third Street, Lots 15, 16, 19, 2D and 21 and a portion of Lot 18 Assessor's 8lock 4172. (City Planning)

ACTION: CONTINUED TO DCTOBER 21, 1986, MEETING.

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker)

(Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to urge the City Planning Commission to add to the

Planning, Housing and Development

Page 6

21. File 111-86-12.3. [Amendments to Neighborhood Commercial Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10778 amending interim controls for property generally located in the Neighborhood Commercial areas of San Francisco, to apply the Planned Unit Development provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial District; and to rescind the interim small-scale neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third Street, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 Assessor's Block 4172. (City Planning)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

22. File 111-86-12.4. [Negative Declaration - 86.399ETZ)
Resolution adopting Final Negative Declaration, finding and determining that extension of interim controls in Neighborhood Commercial Districts will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (City Planning) (COMPANION TO THE FOLLOWING TWO FILES.)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

23. File 111-86-12.5. [Extension of Neighborhood Commercial Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution No. 10779 extending for six months the imposition of interim controls for property generally located in the Neighborhood Commercial areas of San Francisco. (City Planning)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

24. File 111-86-12.6. [Extension of Neighborhood Commercial Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10779 extending for six months the imposition of interim controls for property generally located in the Neighborhood Commercial areas of San Francisco. (City Planning)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

Planning, Housing and Oevelopment

Page 5

18. File 380-86-3. [Oisapproving Chinatown Core Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution 10761 imposing interim controls for property generally located in the Chinatown Core bounded by Green Street, Columbus Avenue, Montgomery Street, Bush Street and Powell Street Including 34 Assessor's Blocks or portions of Blocks 129, 130, 146, 147, 148, 159, 160, 161, 162, 176, 177, 178, 179, 180, 191, 192, 193, 194, 195, 208, 209, 210 210A, 211, 224, 225, 226, 227, 241, 242, 243, 257, 258, 270 and 271. Amending Zoning Map to reclassify use districts of portions of property therein from C-2, Community Business and C-3-C, Chinatown Oowntown to CCB, Chinatown Community Business, CVR, Chinatown Visitor Retail, and CRNC, Chinatown Residential Neighborhood Commercial and reclassifying height and bulk districts of portions of property therein from 65-A 02, 8B-X, 105-A, 160-O, 160-F, 160-H, 300-H and 320-l to 50-N, 65-N, 65-O-2 and 65-85N, and amending the City Planning Code text to add a new Article 8, providing for Chinatown mixed use districts; to amend various sections to clarify floor area premiums, establish open space requirements, exempt commercial uses from parking requirements, include Chinatown mixed use districts in the list of use districts, provide density limitations for group housing in Chinatown mixed use districts, to create new bulk limits for the Chinatown area and to clarify administrative review procedures: and by adding various new sections to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide criteria for height exceptions, regulate conversion or removal of housing units and regulate signs. (City Planning)

ACTION: TO BOARO WITH RECOMMENDATION "OO NOT PASS".

Resolution adopting Final Negative Declaration - 86.400 ETZ]
Resolution adopting Final Negative Declaration, finding and determining that amendment to interim controls in Neighborhood Commercial Oistricts to apply the Planned Unit Oevelopment provisions to Neighborhood Commercial Oistricts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Oistricts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial Districts; and to rescind the small-scale Neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third 5treet, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 in Assessor's Block 4172; will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Oeclaration. (City Planning)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

20. File 111-86-12.2. [Amendments to Neighborhood Commercial Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution No. 10778 amending interim controls for property generally located in the Neighborhood Commercial areas of 5an Francisco, to apply the Planned Unit Oevelopment of 5an Francisco, to apply the Planned Unit Oevelopment provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial Oistrict; and to rescind the interim small-scale neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third Street, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 Assessor's Block 4172. (City Planning)

ACTION: CONTINUED TO OCTOBER 21, 1986, MEETING.

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to urge the City Planning Commission to add to the

## CALENDAR

# Special Meeting of HUMAN SERVICES COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, September 22, 1986 - 1:15 p.m.

Room 228, City Hall

Present: Supervisors Kennedy, Korn. Maher (Kopp absent)

Clerk: Alice Hewlett

1. File 290-86-3. [Respond to Proposal] Resolution authorizing the San Francisco Commission on the Aging, acting as the Lead Agency of a Consortium with the Department of Public Health and the Department of Social Services, to respond to a request for proposal dated July 15, 1986, issued by the California Department of Aging entitled "SEED Community Long Term Care Project." (Commission on the Aging)

ACTION: RECOMMENDED; to Board as a Committee Report, for meeting of 9/22/86.

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to urge the City Planning Commission to add to the

370.83 1/22/82 Public Library Civic Center

Documents

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Special Meeting of

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors

City and County of San Francisco

Monday, September 22, 1986 - 1:30 P.M. - Room 228, City Hall

Members:

Supervisors Silver, Kennedy, Hsieh

Acting

/Clerk:

Barbara-Stavro-Taylor Alice Hewlett

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1. File 417-86-1. [East India Basin/Parks] Ordinance amending City Planning Code by amending the Zoning Map of the City and County to change property use classification from M-1 (light industrial) and M-2 (heavy industrial) to P (public) for property located at East India Basin Shoreline Park. portions of Assessor's Blocks 4596, 4597, 4606, 4607, 4621 and 4630. (Kopp)

ACTION: RECOMMENDED; to Board as Committee Report for meeting of 9/22/86

2. <u>File 417-86-2.</u> Hearing to consider proposal to vacate portions of Galvez and Fairfax Avenues. two undeveloped public street rights-of-way, generally located between Fitch and Griffith Streets. (Kopp)

ACTION: Resolution prepared in/rept. out of Cmte; RECOMMENDED, to Board as Committee Report for meeting of 9/22/86.

"[Street Vacation - Exchange] Resolution declaring intention of Doard of Supervisors to vacate portions of Galvez and Fairfax Avenues, southeast of Griffith Street, in exchange for portions of Assessor's Blocks 4596, 4597, 4606, 4607, 4621 and 4630, and the sum of \$277,500."

File 417-86-3. Hearing to consider proposal to subdivide portions of Assessor's Blocks 4606, 4607, 4620, 4621, 4630, 4631 and 4644 into six lots, each of which varies in size from 0.6 acre to 5.2 acres (East India Basin Business Park and Public Shoreline Park). (Kopp)

ACTION: HEARING HELD; FILED

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to arrae the City Planning Commission to add to the

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# CALENDAR

Special Meeting of

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# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors
City and County of San Francisco

Monday, September 22, 1986 - 1:30 P.M. - Room 228, City Hall

Members: Supervisors Silver, Kennedy, Hsieh

DOCUMENTS DEPT.

Acting Clerk: Alice Hewlett

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## ADDENDUM

File 417-86-2.1. [Street Vacation - Exchange] Ordinance ordering vacation of portions of Galvez and Fairfax Avenues, southeast of Griffith Street, in exchange for portions of Assessor's Blocks 4596, 4597, 4606, 4607, 4621 and 4630 and the sum of \$277,500.

ACTION: Ordinance prepared in Committee; scheduled for Board public hearing on October 27, 1986.

6. File 175-86 (Ring Neighborhoods) Resolution urging the Mayor to urge the City Planning Commission to have prepared an analysis of Ring Neighborhoods surrounding the Downtown Plan Area in the format of an environmental impact report following public review and comment and a hearing, to study the impact citywide of current and proposed zoning. (Walker) (Cont'd from 7/15/86)

ACTION: AMENDED. RECOMMENDED AS AMENDED. "Urging the Mayor to urge the City Planning Commission to add to the

Members: Supervisors Silver, Kennedy, Hsieh

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Clerk: Barbara Stavro-Taylor

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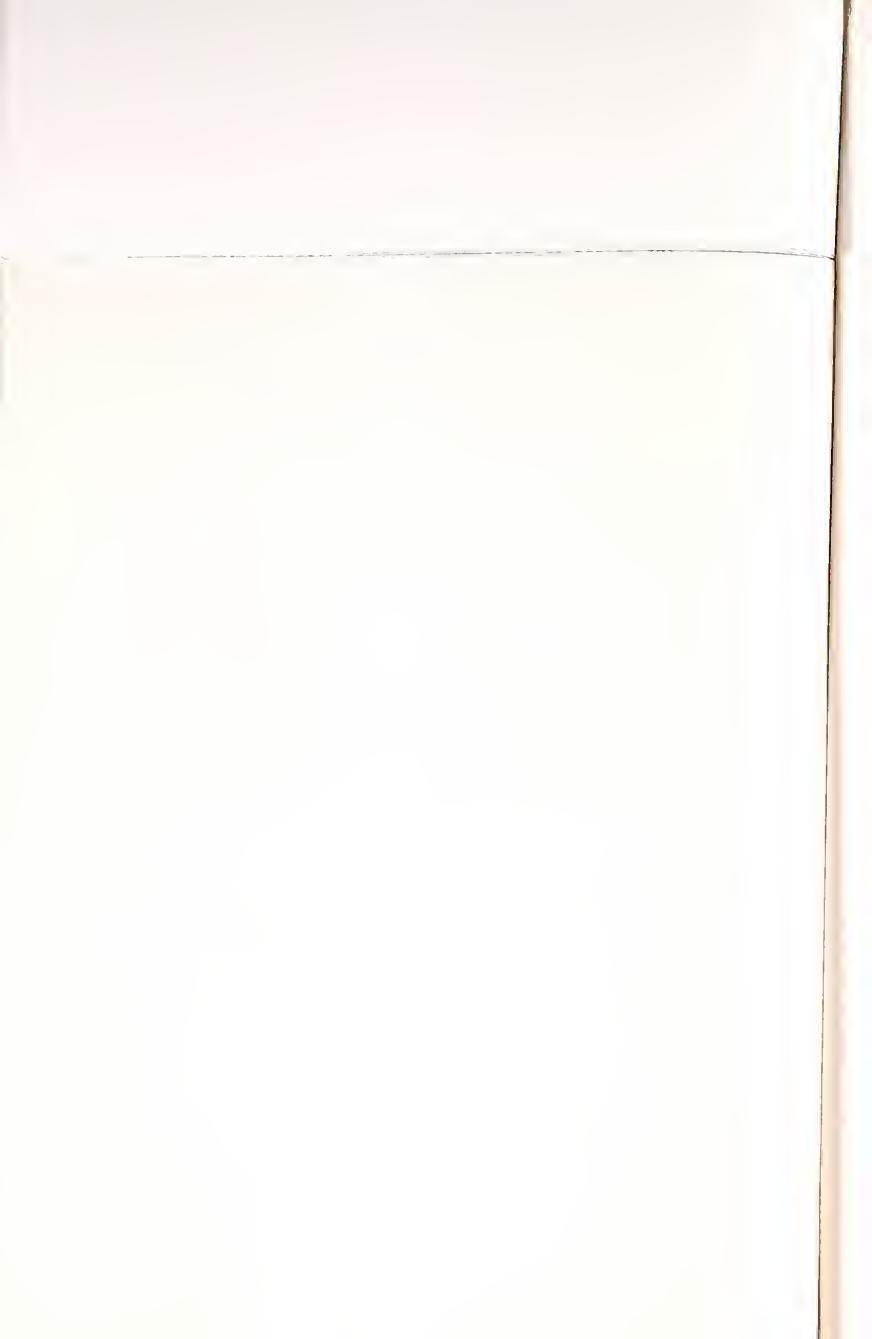
1. File 109-86-1. [Rent Ordinance] Ordinance amending Administrative Code by amending Sections 37.4 and 37.8 to extend the appointment period of Commissioners and to increase filing fees. (Renne, Hsieh)) (Cont'd from 7/15/86)

ACTION:

Pile 115-86-1. [Residential Conversions] Ordinance amending Building Code by amending Section 301; amending Planning Code by amending Sections 202, 212, 245, 247 and 303; amending Administrative Code by repealing Chapter 41A, consisting of Sections 41A.1 through 41A.7 (The Apartment Unit Conversion Ordinance), to require conditional use approval city-wide for conversion of dwelling units or group housing to other uses, including certain new construction following demolitions, and to delete provisions governing conversions in the Chinatown-North Beach and Hayes-Gough areas and in C-3. Districts. (Maher, Silver) (Cont'd from 4/25/86)

ACTION:

3. File 115-86-20.2 [Office and Hotel Affordable Child Care Program] Ordinance amending Planning Code by amending Sec. 314 to make this section applicable to development projects both in C-3 Districts and outside the C-3 Districts and repealing Sec. 315 which is applicable only to C-3 Districts, to divide the section into eight separate sections, to expand the application of the section to hotels, to modify the procedures for imposing a child care condition on permit applications, to provide for procedures for construction of on-site child care facilities, to permit the construction of near-site child care facilities, to permit sponsors to provide joint child care facilities, to reduce the minimum size of a child care facility to 2000 square feet, to require sponsors to submit annual compliance reports, to permit sponsors to eliminate or reduce the size of a child care facility after five years by payment of an in lieu fee, extending the time for the director to promulgate rules and regulations, and to provide for definitions. (Walker)
(APPROVED BY CITY PLANNING COMMISSION RESOLUTION 10791)



# CALENDAR

## Meeting of

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors

City and County of San Francisco

Tuesday, October 21, 1986 - 2:00 P.M. - Legislative Chambers

Members: Supervisors Silver, Kennedy, Hsieh

DOCUMENTS DEPT.

Clerk: Barbara Stavro-Taylor

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1. File 109-86-1. [Rent Ordinance] Ordinance amending Administrative Code by amending Sections 37.4 and 37.8 to extend the appointment period of Commissioners and to increase filing fees. (Renne, Hsieh)) (Cont'd from 7/15/86)

ACTION:

Pile 115-86-1. [Residential Conversions] Ordinance amending Building Code by amending Section 301; amending Planning Code by amending Sections 202, 212, 245, 247 and 303; amending Administrative Code by repealing Chapter 41A, consisting of Sections 41A.1 through 41A.7 (The Apartment Unit Conversion Ordinance), to require conditional use approval city-wide for conversion of dwelling units or group housing to other uses, including certain new construction following demolitions, and to delete provisions governing conversions in the Chinatown-North Beach and Hayes-Gough areas and in C-3. Districts. (Maher, Silver) (Cont'd from 4/25/86)

ACTION:

Program Ordinance amending Planning Code by amending Sec. 314 to make this section applicable to development projects both in C-3 Districts and outside the C-3 Districts and repealing Sec. 315 which is applicable only to C-3 Districts, to divide the section into eight separate sections, to expand the application of the section to hotels, to modify the procedures for imposing a child care condition on permit applications, to provide for procedures for construction of on-site child care facilities, to permit the construction of near-site child care facilities, to reduce the minimum size of a child care facility to 2000 square feet, to require sponsors to submit annual compliance reports, to permit sponsors to eliminate or reduce the size of a child care facility after five years by payment of an in lieu fee, extending the time for the director to promulgate rules and regulations, and to provide for definitions. (Walker) (APPROVED BY CITY PLANNING COMMISSION RESOLUTION 10791)

4. File 36-86-14.1. [Negative Declaration - 84.220E] Resolution adopting final negative declaration, finding and determining that the proposed construction of up to 203 single-family dwelling units with off-street parking for 336 automobiles and on-street parking for 152 automobiles in a planned unit development requiring a reclassification of the southern basin of Balboa Reservoir from A P (Public) to an RH-1 (House, One-Family) District will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Dept. of City Planning)

(APPROVED BY CITY PLANNING COMMISSION RESOLUTIONS 10767, 10768)

ACTION:

5. File 36-86-14.2. [Zoning Map Amendment] Ordinance adopting zoning map amendment changing use classification of property located at Balboa Reservoir Southern Basin near the northwestern corner of intersection of Ocean and Phelan Avenues, a portion of Lot 1 in Assessor's Block 3180, from P (Public Use) District to RH-1 (House, One-Family) District) (Dept. of City Planning)

ACTION:

6. File 134-86-4. [Extend Grant] Resolution authorizing the Department of City Planning to extend its current Economic Development Administration Planning Grant to October 31, 1986. (Dept. of City Planning)
(ADDPTED BY CITY PLANNING RESOLUTION NO. 10811)

ACTION:

7. File 114-86-12. Hearing to consider amending the smoke detector ordinance to bring it into compliance with State law. (Silver)

ACTION:

8. <u>File 90-86-3</u>. Hearing to consider initiating landmark designation status for the Bella Union Theater, 825 Kearny Street. (Silver)

ACTION:

- 9. File 115-86-35. [Telegraph Hill Historic District] Ordinance amending City Planning Code by adding Appendix designating the Telegraph Hill Historic District. (Dept. of City Planning) ACTION:
- 10. File 115-86-32. Hearing to consider amending the Telegraph (Maher)

11. File 405-86. [Civic Center Building Projects] Resolution memorializing her honor, the Mayor, and the Chief Administrative Officer jointly to initiate the planning, development, and construction of a new City office building at Polk and McAllister Streets and a new Main Library building at Marshall Square, and for the relocation of the judicial offices of government in City Hall to the Main Library building on United Nations Plaza. (Kopp)

ACTION:

# THE FOLLOWING ITEMS WILL BE HEARD AT 4:00 P.M.

Resolution adopting Final Negative Declaration - 86.400 ETZ]
Resolution adopting Final Negative Declaration, finding and determining that amendment to interim controls in Neighborhood Commercial Districts to apply the Planned Unit Development provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial Districts; and to rescind the small-scale Neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third Street, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 in Assessor's Block 4172; will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Dept. of City Planning) (COMPANION TO THE FOLLOWING TWO FILES.) (Cont'd from 9/16/86)

ACTION:

13. File 111-86-12.2. [Amendments to Neighborhood Commercial Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution No. 10778 amending interim controls for property generally located in the Neighborhood Commercial areas of San Francisco, to apply the Planned Unit Development provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial District; and to rescind the interim small-scale neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third Street, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 Assessor's Block 4172. (Dept. of City Planning)

(Cont d from 9/16/86)

14. File 111-86-12.3. [Amendments to Neighborhood Commercial Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10778 amending interim controls for property generally located in the Neighborhood Commercial areas of San Francisco, to apply the Planned Unit Development provisions to Neighborhood Commercial Districts subject to certain restrictions; to amend the off-street parking requirements for hotels in Neighborhood Commercial Districts; to exclude non-accessory off-street parking from the calculation of the floor area ratio in Neighborhood Commercial District; and to rescind the interim small-scale neighborhood Commercial (NC-2) zoning from property located on west side of 2604 - 2646 Third Street, Lots 15, 16, 19, 20 and 21 and a portion of Lot 18 Assessor's Block 4172. (Dept. of City Planning)

(Cont'd from 9/16/86)

ACTION:

15. File 111-86-12.4. [Negative Declaration - 86.399ETZ)
Resolution adopting Final Negative Declaration, finding and determining that extension of interim controls in Neighborhood Commercial Districts will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Dept. of City Planning) (COMPANION TO THE FOLLOWING TWO FILES.)

(Cont'd from 9/16/86)

ACTION:

16. File 110-86-12.5. [Extension of Neighborhood Commercial Interim Zoning Controls] Resolution ratifying City Planning Commission Resolution No. 10779 extending for six months the imposition of interim controls for property generally located in the Neighborhood Commercial areas of San Francisco. (Dept. of City Planning)

(Cont'd from 9/16/86)

ACTION:

17. File 110-86-12.6. [Extension of Neighborhood Commercial Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10779 extending for six months the imposition of interim controls for property generally located in the Neighborhood Commercial areas of San Francisco. (Dept. of City Planning)

(Cont'd from 9/16/86)

ACTION:

18. File 111-86-4.5 [West Portal Avenue Neighborhood Commercial District] Resolution amending Interim Zoning controls for the West Portal Avenue Neighborhood Commercial District as set forth in Resolution 404-86 to provide an exemption for certain projects for which a conditional use application was filed prior to June 10, 1986. (Kopp)

19. File 111-86-8. [Mid-Market Interim Reclassification]
Resolution imposing Interim Zoning Controls to change the height and bulk limits for the area generally bounded by Market, Seventh, Minna and Tenth Streets from 120-X to 90-X, 150-S to 120-X, 180-S to 120-X and 240-S to 120-X, for an eighteen month period. (Maher, Walker, Silver) (Cont'd from 8/19/86)

ACTION:

20. File 111-86-11. Hearing to consider revising the definition of "fast food" in the interim controls on neighborhood commercial district to conform with new proposals in the proposed permanent controls (Silver)

PLANNING, HOUSING & DEVELOPMENT CMTE. Board of Supervisors 235 City Hall San Francisco, CA 94102 CALENDAR

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# SPECIAL MEETING JOINT FINANCE/PLANNING, HOUSING & DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Wednesday, November 12, 1986 - 2:00 P.M.

Room 228, City Hall

Members: Supervisors Walker, Silver, Hongisto, Kennedy, Ward and Hsieh

Absent: Supervisor Ward

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Clerk: Betty Kapovich

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NOTE:

Three (3) copies of the Budget Analyst' Report will be available for review on the counter in the office of the Clerk of the Board, Room 235, City Hall, at 10:00 a.m. the day of the meeting.

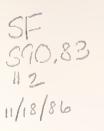
File 79-86-1. [Federal Funding - Community Development] Resolution approving the 1987 Community Development Program and Housing Assistance Plan, authorizing the Mayor, on behalf of the City and County of San Francisco to apply for, receive, and administer the distribution of the City's 1987 Community Development Block Grant (CDBG) entitlement from the U. S. Department of Housing and Urban Development and City funds up to \$17,530,000, approving expenditure schedules for recipient departments and agencies, providing for the execution of contracts between the City and County of San Francisco and the San Francisco Redevelopment Agency and between the City and County of San Francisco and the San Francisco Housing Authority, and determining no environmental evaluation is required, authorizing the receipt of 1987 CDBG entitlement and City funds in excess of \$17,530,000, and including indirect (Mayor) costs.

ACTION:

Amended on page 1, lines 5 and 21 and on page 2, line 8, to add "Reprogrammed funds from the 1986 Community Development Program"; Further amended on page 1, line 11 and page 2, lines 25, 26 and 27 to place a reserve on \$150,000 for Redevelopment Programs, to be released by the Joint Finance/PH&D Committee pending receipt of a report from the Redevelopment Agency; Recommended as amended. (Title changed accordingly.)

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# CALENDAR Meeting of

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, November 18, 1986 - 2:00 P.M. - Chambers, City Hall

Members: Supervisors Silver, Kennedy, Hsieh

DOCUMENTS DEPT.

Absent:

Supervisor Kennedy – Items I-I3, I8-22

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Clerk:

Barbara Stavro-Taylor

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I. File 380-86-4. [Height and Bulk - Chinatown Mixed Use Districts Property Use Classification - Chinatown Mixed Use Districts] Ordinance amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify Height and Bulk Districts 65-A, 65-A-1, 65-D-2, 88-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-1 located therein to 50-N, 65-N, 65-D-2 or 65-85-N, and amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify portions of property therein from North Beach NCD, Broadway NCD, C-2 and C-3-C Districts to Chinatown Community Business, Chinatown Visitor Retail and Chinatown Residential Neighborhood Commercial Districts and to establish boundaries for the Chinatown Mixed Use Districts. (Dept. of City Planning) (Cont'd from 9/16/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File 380-86-5. [Chinatown Core] Ordinance amending Part II, 2. Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Sections 102, 124, 125, 135, 161, 201, 208, 270 and 307 to clarify definitions pertaining to new Article 8, revise floor area ratios, clarify floor area premiums, establish open space requirements, exempt commercial uses from parking requirements, include Chinatown Mixed Use Districts in list of use districts, provide density limitations for group housing in Chinatown mixed use districts, to create new bulk limits for the Chinatown area and to clarify administrative review procedures and by adding Sections 121.4, 121.9, 124.1, 132.3, 134.1, 135.1, 136.2, 145.2, 207.4, 254, 263.12, 263.6, 402 and 607.2 to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of structures over a specified height, provide criteria for height exceptions and to regulate conversion or removal of housing units and to regulate signs and by adding Article 8, encompassing Sections 801 through 899 to regulate mixed use districts and establish new Chinatown Mixed Use Districts and to provide definitions for uses regulated in Article 8. (Dept. of City Planning) (Cont'd from 9/16/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

3. File 111-86-16.1. [Negative Declaration - 85.237ETZ]
Resolution adopting Final Negative Declaration, finding and determining that adoption of interim controls for property located in the area generally bounded by Mission, Second, Townsend and Division/Thirteenth Streets will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Dept. of City Planning) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: RECOMMENDED.

File 111-86-16.2. [Ratifying South of Market Interim Zoning 4. Controls] Resolution ratifying City Planning Commission Resolution No. 10828 imposing interim controls for property located in the central south of Market area generally bounded by Market Street, First Street, Townsend Street and Division Street to reclassify property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/Light Industrial, Service/Light Industrial, or Service/Secondary Office Districts, to reclassify Height and 8ulk Districts from 40-X, 50-X, 80-E, 88-K, 90-X, 105-F, 105-J, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-S to either 40-X, 50-X, 65-8, 80-K, 80-X, 40-X/85-B or 130-E, to establish restrictions on construction and use of property, including among others, restrictions relating to floor area ratio, open space, street trees, parking, live/work units, residential density, height, and rear yards, and to establish review procedures. (Dept. of City Planning) (APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10828)

ACTION: RECOMMENDED.

File 111-86-16.3. [Disapproving South of Market Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10828 imposing interim controls for property located in the central South of Market area generally bounded by Market Street, First Street, Townsend Street and Division Street to reclassify property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/Light Industrial, Service/Light Industrial, or Service/Secondary Office Districts, to reclassify Height and 8ulk Districts from 40-X, 50-X, 80-E, 88-K, 90-X, 105-F, 105-J, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-S to either 40-X, 50-X, 65-8, 80-K, 80-X, 40-X/85-B or 130-E, to establish restrictions on construction and use of property, including among others, restrictions relating to floor area ratio, open space, street trees, parking, live/work units, residential density, height, and rear yards, and to establish review procedures. (Dept. of City Planning.)

ACTION: TO BOARD WITH RECOMMENDATION "DO NOT PASS".

3. File 111-86-16.1. [Negative Declaration - 85.237ETZ]
Resolution adopting Final Negative Declaration, finding and determining that adoption of interim controls for property located in the area generally bounded by Mission, Second, Townsend and Division/Thirteenth Streets will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Dept of City Planning) (COMPANION TO THE FOLLOWING TWO FILES)

ACTION: RECOMMENDED.

File 111-86-16.2. [Ratifying South of Market Interim Zoning 4. Controls] Resolution ratifying City Planning Commission Resolution No. 10828 imposing interim controls for property located in the central south of Market area generally bounded by Market Street, First Street, Townsend Street and Division Street to reclassify property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/Light Industrial, Service/Light Industrial, or Service/Secondary Office Districts, to reclassify Height and Bulk Districts from 40-X, 50-X, 80-E, 88-K, 90-X, 105-F, 105-J, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-S to either 40-X, 50-X, 65-B, 80-K, 80-X, 40-X/85-B or 130-E, to establish restrictions on construction and use of property, including among others, restrictions relating to floor area ratio, open space, street trees, parking, live/work units, residential density, height, and rear yards, and to establish review procedures. (Dept. of City Planning) (APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10828)

ACTION: RECOMMENDED.

File 111-86-16.3. [Disapproving South of Market Interim Zoning Controls] Resolution disapproving City Planning Commission Resolution No. 10828 imposing interim controls for property located in the central South of Market area generally bounded by Market Street, First Street, Townsend Street and Division Street to reclassify property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1 and M-2 to either RM-3, RC-2, RC-4, P, Housing/Service/Light Industrial, Service/Light Industrial, or Service/Secondary Office Districts, to reclassify Height and Bulk Districts from 40-X, 50-X, 80-E, 88-K, 90-X, 105-F, 105-J, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M and 180-S to either 40-X, 50-X, 65-B, 80-K, 80-X, 40-X/85-B or 130-E, to establish restrictions on construction and use of property, including among others, restrictions relating to floor area ratio, open space, street trees, parking, live/work units, residential density, height, and rear yards, and to establish review procedures. (Dept. of City Planning.)

ACTION: TO BOARD WITH RECOMMENDATION "DO NOT PASS".

15. File 115-86-11. [Child Care Plans and Brokerage Services]
Ordinance amending Planning Code by amending Sec. 165 to add
the requirement of child care brokerage services for office
development projects in the C-3 districts where the gross
square feet of new, converted, or added office space equals
more than 10,000 square feet but less than 50,000 square feet.
(Kennedy)

ACTION: CONTINUED TO CALL OF THE CHAIR.

16. File 115-86-12. [Office Affordable Child Care Program]
Ordinance amending Planning Code Sec. 314 to make this section applicable to office development projects both in the C-3 districts and outside the C-3 districts, and to office development projects proposing the net addition of 10,000 or more gross square feet of office space rather than 50,000 or more gross square feet, and by repealing Sec. 315 which is applicable only to the C-3 districts. (Kennedy)

ACTION: CONTINUED TO CALL OF THE CHAIR.

17. File 115-86-13. [Office Affordable Housing Production Program] Ordinance amending City Planning Code by amending Sec. 313 to make the Office Affordable Housing Production Program applicable to office development projects proposing the new addition of 10,000 or more gross square feet of office space instead of 50,000 or more gross square feet, and to divide the section into 15 separate section. (Kennedy)

ACTION: CONTINUED TO CALL OF THE CHAIR.

18. File 115-86-33. [Child Care] Ordinance amending Section 165 of Planning Code to require periodic notice to certain employees of child care plans and services. (Walker)

ACTION: RECOMMENDED.

19. File 115-86-23. [Second Units] Ordinance amending Planning Code by amending Section 207 relating to density of dwelling units in R Districts, by amending Section 207.2 to permanently preclude certain second units in RH-1(D) and RH-1 zoned areas with exceptions, by adding a new Section 207.3 to permit one additional dwelling unit in an owner-occupied, single-family structure subject to certain conditions and to provide for penalties. (Silver)
(APPROVED BY CITY PLANNING RESOLUTION NO. 10814 SUBJECT TO AMENDMENTS.) (No further evaluation required)

ACTION: AMENDMENT OF THE WHOLD ADOPTED. RECOMMENDED AS AMENDED. "Amending Planning Code by amending Section 207 relating to density of dwelling units in R Districts, by adding a new Section 207.3 to permit one additional dwelling unit in an owner-occupied, single-family structure subject to certain conditions and to provide for penalties, and adding a new Section 207.4 to create an elective procedure for exemption of areas from the provision of Section 207.3." TO BOARD DECEMBER 8, 1986.

RESOLUTION PREP.IN/REPTD. OUT OF CMTE. "Findings" (File 477-86-3) (To be prepared by City Atty.) RECOMMENDED. TO BOARD DECEMBER 8, 1986.

10. File 36-86-16. [Environmental Impact Report - 84.613ECZ]
Resolution adopting Final Environmental Impact Report, finding and determining that reclassification of property from a 40-X to 65-X and 100-X Height and Bulk Districts for property located on Townsend, Seventh and Eighth Streets will have no significant effect on the environment, and adopting and incorporating findings of the Final Environmental Impact Report. (Britt)
(APPROVED BY CITY PLANNING COMMISSION RESOLUTION 10835)
(COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED.\*

11. File 36-86-16.1. [Townsend, Seventh and Eighth Streets]
Ordinance adopting zoning map amendment, changing use
classification as an amendment to the Height and Bulk Zoning
Map of property located on Townsend, Seventh and Eighth Streets
from a 40-X to 65-X and 100-X Height and Bulk Districts.
(Britt)

ACTION: RECOMMENDED.\*

\*RESOLUTION PREPARED IN/REPTD. OUT OF CMTE. "Findings relating to ordinance adopting zoning map amendment changing height and bulk classification as an amendment to height and bulk zoning map of property location on Townsend, Seventh and Eighth Streets from a 40-X to 65-X and IOO-X height and bulk districts." (File 477-86-2) RECOMMENDED.

12. File 36-86-15.1 [Negative Declaration - 85.388REZ] Resolution adopting Final Negative Declaration, finding and determining that reclassification of property located at the southeast corner of Industrial Street and Palou Avenue, Lot 3 within Assessor's Block 5317, will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Dept. of City Planning)

(APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10833)

(COMPANION TO THE FOLLOWING FILE)

ACTION: CONTINUED TO CALL OF THE CHAIR. (City Planning to prepare Findings pursuant to Prop. M.)

13. File 36-86-15.2 [S.E. Corner of Industrial St. and Palou Ave.] Ordinance adopting zoning map amendment, changing use classification of property located at the southeast corner of Industrial Street and Palou Avenue, Lot 3 within Assessor's Block 5317, from P to M-I District. (Dept. of City Planning)

ACTION: CONTINUED TO CALL OF THE CHAIR. (City Planning to prepare Findings pursuant to Prop. M.)

14. File 115-86-10. [Office Limit Exemption/Height Limit]
Ordinance amending Planning Code by amending Secs. 309 and 320 relating to the limitation on office development to exclude from the definition of exempt buildings with less than 50,000 square feet of office space those buildings, or additions, more than 65 feet high and to require a hearing for such buildings. (Kennedy)
(DISAPPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 10785.)

(Cont'd from 9/16/86)

ACTION: TABLED AT REQUEST OF AUTHOR.

**BOARD of SUPERVISORS** 



City Hall San Francisco 94102 554-5184

November 19, 1986

### NOTICE OF MATTERS CALLED OUT OF COMMITTEE

PLANNING, HOUSING & DEVELOPMENT COMMITTEE

Notice is hereby given that the following matters have been called out of the Planning, Housing & Development Committee:

File 110-86-4. [North Beach Financial Institutions Moratorium] Ordinance prohibiting the approval of permits for financial institutions on those blocks bounded by Mason Street on the west, Lombard Street on the north, Grant Avenue on the east and Broadway on the south for twelve months or until permanent legislative controls through the adoption of the neighborhood commercial rezoning ordinance are put into effect. (Supv. Molinari)

File 110-86-5. [Clement Street Moratorium] Ordinance prohibiting the approval of permits for the establishment and operation of restaurants, fast food establishments and bars on Clement Street between Arguello Boulevard and Funston Avenue for twelve months. (Supv. Molinari)

File 110-86-7. [Chinatown Financial Institutions Moratorium] Ordinance temporarily prohibiting the approval of permits for the establishment of financial institutions on those eighteen blocks bounded on the east by the east side of Kearny Street and the west side of Columbus Avenue, on the west by the east side of Powell Street, on the north by the south side of Broadway, and on the south by the north side of California Street for one year from the effective date of this ordinance. (Supv. Molinari)

The matters will appear on the Board of Supervisors' calendar for Monday, November 24, 1986, at 2:00 p.m., to be in the Legislative Chambers, Second Floor, City Hall.

In the absence of a motion adopted by unanimous vote, participation in the discussion will be limited to Supervisors and City and County staff personnel.

Mary Anne Bulen Acting Clerk of the Board 20. File 114-86-7. [Time to Perform Work Under Demolition Permits] Ordinance amending the Building Code by amending Sections 303 and 318 to allow additional time for work under specified demolition permits. (Renne)

ACTION: RECOMMENDED. (Supv. Hsieh added as co-sponsor)

21. File 68-86-19. [Grant - Federal Funds] Resolution authorizing the Mayor's Office of Housing and Economic Development to apply for and accept Urban Development Action Grant Funds in an amount not to exceed \$500,000 to cover specific costs incurred in the development of former MJB building located at 655 Third Street for the use of individual printing and graphic arts businesses. (Maher)

ACTION: RECOMMENDED.

22. File 456-86. [Economic Development Fund - Graphic Arts Center] Resolution endorsing the use of \$1.5 million from the Economic Development Fund for Light Industrial Users to be loaned to the development team of the proposed Graphic Arts Center for the benefit of the printing industry in San Francisco. (Maher)

ACTION: RECOMMENDED.

23. File 114-86-8. Hearing to consider enacting legislation which would require that requirements for handicapped access that currently exist for apartment buildings also apply to condominium buildings. (Renne)

ACTION: CONTINUED TO CALL OF THE CHAIR. (Supv. Hsieh added as co-sponsor)

24. File 114-86-9. Hearing to consider enacting legislation which would authorize the waiver of enforcement of building codes that prevent handicapped accessibility. (Renne)

ACTION: CONTINUED TO CALL OF THE CHAIR. (Supv. Hsieh added as co-sponsor)

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## CALENDAR

# Special Meeting of

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, November 24, 1986, 12:00 P.M. - Room 228, City Hall

Members: Supervisors Silver, Kennedy, Hsieh

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Clerk: Barbara Stavro-Taylor

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File 111-86-8. [Mid-Market Interim Reclassification]
Resolution imposing Interim Zoning Controls to change the
height and bulk limits for the area generally bounded by
Market, Seventh, Minna and Tenth Streets from 120-X to 90-X,
150-S to 120-X, 180-S to 120-X and 240-S to 120-X, for an
eighteen month period. (Maher, Walker, Silver)

(Cont'd from 10/21/86)

ACTION: CONTINUED TO DECEMBER 16, 1986.

20. File 114-86-7. [Time to Perform Work Under Demolition Permits] Ordinance amending the Building Code by amending Sections 303 and 318 to allow additional time for work under specified demolition permits. (Renne)

ACTION: RECOMMENDED. (Supv. Hsieh added as co-sponsor)

21. File 68-86-19. [Grant - Federal Funds] Resolution authorizing

Tuesday, December 16, 1986 - 2:00 P.M. Chambers, City Hall

DOCUMENTS DEPT.

Members: Supervisors Silver, Kennedy, Hsieh

Clerk: Barbara Stavro-Taylor

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File 12-86-55. [Bank of America] Resolution memorializing the State Legislature not to adopt any legislation that would enable New York or other out-of-state banks to take over the Bank of America. (Kopp)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. "Memorializing the State Legislature to reject Assembly Bill No. 4 or any other legislation that would enable New York or other out-of-state banks to take over the Bank of America." (Supv. Kennedy dissenting)
(Supvs. Silver, Hongisto, Walker, Hsieh added as co-sponsors; Supv. Kopp deleted)

2. File 111-86-8. [Mid-Market Interim Reclassification]
Resolution imposing Interim Zoning Controls to change the height and bulk limits for the area generally bounded by Market, Seventh, Minna and Tenth Streets from 120-X to 90-X, 150-S to 120-X, 180-S to 120-X and 240-S to 120-X, for an eighteen month period. (Maher, Walker, Silver) (Cont'd from 11/24/86)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. "Imposing interim zoning controls to change the height and bulk limits for the area generally bounded by Ninth, Seventh, Market and Mission Streets from I20-X, I50-S, I80-S and 240-S to 90-X, 90-X - I20-F, and I50-S for an eighteen month period." CONTINUED TO SPECIAL MEETING JANUARY I2, I987, @ I:00 P.M.

RESOLUTION PREPARED IN COMMITTEE "Adopting findings of consistency with priority policies of Section IOI.1 of the San Francisco Planning Code relating to interim zoning controls to change the height and bulk limits for the area generally bounded by Ninth, Seventh, Market and Mission Streets, for an 18 month period." (File 477-86-4) CONTINUED TO SPECIAL MEETING JANUARY 12, 1987, @ 1:00 P.M.

20. File 114-86-7. [Time to Perform Work Under Demolition Permits] Ordinance amending the Building Code by amending Sections 303 and 318 to allow additional time for work under specified demolition permits. (Renne)

ACTION: RECOMMENDED. (Supv. Hsieh added as co-sponsor)

21. File 68-86-19. [Grant - Federal Funds] Resolution authorizing



# CALENDAR

## Meeting of

# PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Tuesday, December 16, 1986 - 2:00 P.M. Chambers, City Hall

DOCUMENTS DEPT.

Members: Supervisors Silver, Kennedy, Hsieh

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Clerk: Barbara Stavro-Taylor

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1. File 12-86-55. [Bank of America] Resolution memorializing the State Legislature not to adopt any legislation that would enable New York or other out-of-state banks to take over the Bank of America. (Kopp)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. "Memorializing the State Legislature to reject Assembly Bill No. 4 or any other legislation that would enable New York or other out-of-state banks to take over the Bank of America." (Supv. Kennedy dissenting) (Supvs. Silver, Hongisto, Walker, Hsieh added as co-sponsors; Supv. Kopp deleted)

2. File 111-86-8. [Mid-Market Interim Reclassification]
Resolution imposing Interim Zoning Controls to change the height and bulk limits for the area generally bounded by Market, Seventh, Minna and Tenth Streets from 120-X to 90-X, 150-S to 120-X, 180-S to 120-X and 240-S to 120-X, for an eighteen month period. (Maher, Walker, Silver)
(Cont'd from 11/24/86)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. "Imposing interim zoning controls to change the height and bulk limits for the area generally bounded by Ninth, Seventh, Market and Mission Streets from 120-X, 150-S, 180-S and 240-S to 90-X, 90-X - 120-F, and 150-S for an eighteen month period." CONTINUED TO SPECIAL MEETING JANUARY 12, 1987, @ 1:00 P.M.

RESOLUTION PREPARED IN COMMITTEE "Adopting findings of consistency with priority policies of Section 101.1 of the San Francisco Planning Code relating to interim zoning controls to change the height and bulk limits for the area generally bounded by Ninth, Seventh, Market and Mission Streets, for an 18 month period." (File 477-86-4) CONTINUED TO SPECIAL MEETING JANUARY 12, 1987, @ 1:00 P.M.



8. <u>File 476-86.</u> Hearing to consider causes for delay in issuance of building permits, adequacy of space allotted to Bureau of Building Inspection permit bureau office and adequacy of computer for processing permits. (Hongisto)

ACTION: HEARING HELD. CONTINUED TO FEBRUARY 1987 MEETING.

9. <u>File 115-86-25. [Removal of Signs]</u> Ordinance amending Building Code by adding Section 4607 to require removal of business signs upon termination of business. (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR.

10. File 115-86-27. [Fee Exemptions] Ordinance amending Planning Code by amending Section 351, and amending Administrative Code by amending Section 31.46 to change the exemptions from certain fee requirements and make a technical correction. (Molinari)

ACTION: CONTINUED TO CALL OF THE CHAIR.

11. File 456-86-1. [Graphic Arts Center] Resolution authorizing the allocation and expenditure of \$1.5 million loan from the Economic Development Revolving Loan Fund to the Printing and Graphic Arts Center Associates, a California General Partnership, for the acquisition of the former MJB building located at 655 Third Street, San Francisco, for the use of individual printing and graphic arts businesses. (Maher)

ACTION: RECOMMENDED.

### THE FOLLOWING ITEM WAS HEARD AT 4:00 P.M.

12. File 109-86-5. [Rent Ordinance] Ordinance amending Administrative Code by amending Sections 37.6 and 37.9 to provide for the compilation of certain statistics on evictions, to require the filing of eviction notices with the Rent Board, to limit the duration of evictions for capital improvements and rehabilitation and provide for payment of moving costs, and to require the District Attorney to investigate certain evictions. (Molinari)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. "Ordinance amending Administrative Code by amending Sections 37.6 and 37.9 to provide for the compilation of certain statistics on evictions, to require the filing of certain eviction notices with the Rent Board, to limit the duration of evictions for capital improvements and rehabilitation and provide for payment of moving costs, and to require the District Attorney to investigate certain evictions."

3. File 111-86-13.2 [Negative Declaration - 86.510E] Resolution adopting final negative declaration, finding and determining that an extension of 12 months for the interim fast/take-out food moratorium in the Broadway and North Beach Neighborhood Commercial Districts, in whole and portions of Assessor's Blocks 41, 50-52, 65-66, 74, 91, 101, 103-104, 115-118, 129-132, 143-148, 159-164, generally described by Columbus Avenue, between Grant Avenue and Jones Street; Broadway, between Sansome and Mason Streets; blocks bounded by Grant Avenue, Broadway, Powell and Greenwich Streets; and blocks bounded by Powell, Chestnut, Jones and Francisco Streets; will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Dept. of City Planning)

(COMPANION TO THE FOLLOWING FILE)

ACTION: RECOMMENDED.

4. File 111-86-13.1. [Broadway and North Beach Fast Food Moratorium] Resolution extending interim zoning controls to prohibit the approval of permits for the establishment and operation of fast food establishments in the Broadway and North Beach Neighborhood Commercial Districts as set forth in Resolution 850-85 for 12 months. (Walker)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED.

5. File III-86-I5.I [P Districts Subject to Neighborhood Commercial Interim Controls] Resolution imposing interim zoning controls by providing that a lot within a P District which is located within one-quarter mile of the nearest NC-I or Individual Area Neighborhood Commercial District will be subject to the controls of that NC-I or Individual Area Neighborhood Commercial District, with certain exceptions. (Maher)

(General Rule Exclusion - 86.546E)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. (Prop. M Findings included) CONTINUED TO JANUARY 20, 1987 MEETING.

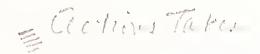
6. File II5-86-39. [Temporary Wrecking Yard Approval] Ordinance amending Planning Code by amending Section 205.2 to allow temporary approval of auto wrecking yards under specified circumstances; making findings of consistency pursuant to Planning Code Section IOI.1. (Silver)

ACTION: CONTINUED TO CALL OF THE CHAIR.

7. File 453-86. [Scattered Site Public Housing] Resolution establishing as the policy of the City and County that public housing should be developed only as scattered site public housing and urging the City Planning Commission to incorporate said policy in the City Master Plan. (Hongisto)

ACTION: CONTINUED TO CALL OF THE CHAIR. (Supv. Silver added as co-sponsor)

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JAN 16 1987

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# CALENDAR

Special Meeting of

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors City and County of San Francisco

Monday, January 12, 1987 - 1:00 P.M. Room 228, City Hall

Members: Supervisors Silver, Kennedy, Hsieh

Clerk: Barbara Stavro-Taylor

File 477-86-4. Resolution adopting findings of consistency with priority policies of Section IOI.1 of the San Francisco Planning Code relating to interim zoning controls to change the height and bulk limits for the area generally bounded by Ninth, Seventh, Market and Mission Streets, for an eighteen month period. (PH&D Cmte.)

(Cont'd from 12/16/86)

ACTION: HEARING HELD. CONTINUED TO FEBRUARY 1987 MEETING. (Supv. Silver dissenting)

2. File 111-86-8. [Mid-Market Interim Reclassification]
Resolution imposing Interim Zoning Controls to change the height and bulk limits for Mid-Market Area generally bounded on the west by Ninth Street, on the east by Seventh Street, on the north by Market Street, and on the south by Mission Street, from 120-X, 150-S, 180-S and 240-S to 90-X, 90-X to 120-F, and 150-S, and to provide for exceptions to height limits in the Mid-Market Area, for an eighteen month period. (Maher, Walker, Silver)

(Cont'd from 12/16/86)

ACTION: HEARING HELD. CONTINUED TO FEBRUARY 1987 MEETING. (Supv. Silver dissenting)



### DOCUMENTS DEPT.

# CALENDAR

JAN 3 0 1987

Rescheduled Meeting of PLANNING, HOUSING AND DEVELOPMENT COMMITTEE PUBLIC LIBRARY Board of Supervisors City and County of San Francisco

Tuesday, January 27, 1987 - 2:00 P.M. - Legislative Chambers

Members: Supervisors Silver, Kennedy, Hsieh

Clerk: Barbara Stavro-Taylor

<u>File 220-85-1.</u> Submitting Final Report of Subdivision Code Revision Task Force. (Real Estate Department) (Cont'd from 9/16/86)

ACTION: CONTINUED TO CALL OF THE CHAIR.

File III-86-15.1. [P Districts Subject to Neighborhood 2. Commercial Interim Controls] Resolution imposing interim zoning controls by providing that a lot within a P District which is located within one-quarter mile of the nearest NC-I or Individual Area Neighborhood Commercial District will be subject to the controls of that NC-I or Individual Area Neighborhood Commercial District, with certain exceptions, and adopting findings of consistency pursuant to Planning Code Section IOI.I. (Maher) (General Rule Exclusion 86.546E)

(Cont'd from 12/16/86)

ACTION: RECOMMENDED.

File 115-86-25. [Removal of Signs] Ordinance amending 3. Building Code by adding Section 4607 to require removal of business signs upon termination of business. (Molinari) (Cont'd from 12/16/86)

ACTION: HEARING HELD. CONTINUED TO CALL OF THE CHAIR.

<u>File 115-86-27. [Fee Exemptions]</u> Ordinance amending Planning Code by amending Section 351 and amending Administrative Code 4. by amending Section 31.46 to change the exemptions from certain fee requirements and make a technical correction. (Molinari) (Cont'd from 12/16/86)

ACTION: RECOMMENDED.

File 115-86-28. [Planning Legislation] Ordinance amending Planning Code by amending Sections 302 and 306.7 regarding the procedures for initiating the interim zoning controls process and permanent City Planning Code amendments. (Molinari) 5.

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. (Same title)



590,83

## CALENDAR

## Rescheduled Meeting of

PLANNING, HOUSING AND DEVELOPMENT COMMITTEE

Board of Supervisors

City and County of San Francisco

Tuesday, February 24, 1987 - 2:00 P.M. - Legislative Chambers

Members: Supervisors Silver, Kennedy, Hsieh

PEB 1 8 1987

Clerk:

Barbara Stavro-Taylor

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I. File 380-86-4. [Height and Bulk - Chinatown Mixed Use Districts Property Use Classification - Chinatown Mixed Use Districts] Ordinance amending the Zoning Map of the City and County of San Franciscc for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify Height and Bulk Districts 65-A, 65-A-1, 65-D-2, 88-X, 105-A, 160-D, 160-F, 160-H, 300-H and 320-I located therein to 50-N, 65-N, 65-D-2 or 65-85-N, and amending the Zoning Map of the City and County of San Francisco for property generally bounded by Kearny Street, Columbus Avenue, Green Street, Powell Street, Washington Street, Stockton Street and Bush Street, to reclassify portions of property therein from North Beach NCD, Broadway NCD, C-2 and C-3-C Districts to Chinatown Community Business, Chinatown Visitor Retail and Chinatown Residential Neighborhood Commercial Districts and to establish boundaries for the Chinatown Mixed Use Districts. (Dept. of City Planning)

(Cont'd from II/18/86)

ACTION:

<u>File 380-86-5. [Chinatown Core</u>] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Sections 102, 124, 125, 135, 161, 201, 208, 270 and 307 to clarify definitions pertaining to new Article 8, revise floor area ratios, clarify floor area premiums, establish open space requirements, exempt commercial uses from parking requirements, include Chinatown Mixed Use Districts in list of use districts, provide density limitations for group housing in Chinatown mixed use districts, to create new bulk limits for the Chinatown area and to clarify administrative review procedures and by adding Sections 121.4, 121.9, 124.1, 132.3, 134.1, 135.1, 136.2, 145.2, 207.4, 254, 263.12, 263.6, 402 and 607.2 to regulate size of lots and uses, provide for floor area ratio exceptions, establish new design controls relating to sun access, site coverage, open space, projection of awnings, canopies or marquees, maximum street frontages, regulate density of dwelling units, provide for review of structures over a specified height, provide criteria for height exceptions and to regulate conversion or removal of housing units and to regulate signs and by adding Article 8, encompassing Sections 801 through 899 to regulate mixed use districts and establish new Chinatown Mixed Use Districts and to provide definitions for uses regulated in Article 8. (Dept. of City Planning) (Cont'd from 11/18/86)

6. <u>File 424-86</u>. Hearing to consider function of the Landmarks Advisory Board as it applies to landmark status of City Hall. (Molinari, Walker)

ACTION: HEARING HELD. FILED. (See File 115-87-3.1 [City Hall Alteration] Ordinance amending Sec. 1006.8 Planning Code governing approvals of certificates of appropriateness for City Hall alterations.)

7. File 115-86-26. [Non-conforming Uses] Ordinance amending Planning Code by amending Section 180 to add new definition to nonconforming uses. (Ward)

ACTION: CONTINUED TO FEBRUARY 24, 1987 MEETING (at author's request).

8. File 36-86-15.1. [Negative Declaration - 85.388REZ]
Resolution adopting Final Negative Declaration, finding and determining that reclassification of property located at the southeast corner of Industrial Street and Palou Avenue, Lot 3 within Assessor's Block 5317, will have no significant impact on the environment, and adopting and incorporating findings of Final Negative Declaration. (Dept. of City Planning)
(APPROVED BY CITY PLANNING COMMISSION RESOLUTION 10833)
(COMPANION TO THE FOLLOWING FILE)
(Cont'd from 11/18/86)

ACTION: RECOMMENDED.

9. File 36-86-15.2. [S.E. Corner of Industrial St. and Palou Ave.] Ordinance adopting zoning map amendment, changing use classification of property located at the southeast corner of Industrial Street and Palou Avenue, Lot 3 within Assessor's Block 5317, from P to M-I District. (Dept. of City Planning) (PROP M. FINDINGS ADOPTED BY CITY PLANNING COMMISSION MOTION NO. 10889)

(Cont'd from 11/18/86)

ACTION: AMENDMENT OF THE WHOLE ADOPTED. RECOMMENDED AS AMENDED. (Same title)

9. File 115-86-13. [Office Affordable Housing Production Program] Ordinance amending Planning Code by amending Section 313 to make the Office Affordable Housing Production Program applicable to office development projects proposing the new addition of 10,000 or more gross square feet of office space instead of 50,000 or more gross square feet, and to divide the section into 15 separate section. (Kennedy) (Cont'd from 11/8/86)

ACTION:

Program] Ordinance amending Planning Code by amending Section 314.4 to permit sponsors to eliminate or reduce the size of a child care facility after five years only if demand for child care is insufficient and to require that agreements by developers providing child care be recorded in the chain of title of each participating building, by amending Sections 314.4 and 314.5 to require child care providers subject to this section to provide IO% of the child care services in any facility subject to this ordinance to children of low income households and by amending Section 314.5 to require that 25% of the child care fund be used to reduce the rates charged by providers to low income households. (Kennedy, Hsieh, Silver, Walker)

(General Rule Exclusion 86.592E)

ACTION:

11. File 115-86-26. [Non-conforming Uses] Ordinance amending Planning Code by amending Section 180 to add new definition to nonconforming uses. (Ward) (Cont'd from 1/27/87)

ACTION:

12. File 453-86. [Scattered Site Public Housing] Resolution establishing as the policy of the City and County that public housing should be developed only as scattered site public housing and urging the City Planning Commission to incorporate said policy in the City Master Plan. (Hongisto, Silver) (Cont'd from 12/16/86)

ACTION:

13. File II5-86-38. [Downtown Permit Review Hearing] Ordinance amending Planning Code by amending Section 309 to require a hearing for buildings more than 75 feet in height in C-3 Districts. (Molinari, Kennedy, Hsieh, Nelder) (CITY PLANNING COMMISSION RESOLUTION 10906 ADOPTED)

ACTION:

14. File II5-87-3.1. [City Hall Alteration] Ordinance amending Section 1006.8 Planning Code, governing approvals of certificates of appropriateness for City Hall alterations. (Molinari)

3. File 477-86-4. Resolution adopting findings of consistency with priority policies of Section 101.1 of the San Francisco Planning Code relating to interim zoning controls to change the height and bulk limits for the area generally bounded by Ninth, Seventh, Market and Mission Streets, for an 18 month period. (PH&D Cmte.)

(COMPANION TO THE FOLLOWING FILE)
(Cont'd from 1/12/87)

ACTION:

4. File 111-86-8. [Mid-Market Interim Reclassification]
Resolution imposing Interim Zoning Controls to change the height and bulk limits for the Mid-Market Area generally bounded on the west by Ninth Street, on the east by Seventh Street, on the North by Market Street, and on the south by Mission Street from 120-X, 150-S, 180-S and 240-S to 90-X, 90-X to 120-F, and 150-S, and to provide for exceptions to height limits in the Mid-Market Area, for an 18 month period. (Maher, Walker, Silver)

(Cont'd from 1/12/87)

ACTION:

5. File 110-86.3.2. [Negative Declaration - 86.410ET] Resolution adopting final negative declaration, finding and determining that reclassification of property will have no significant impact on the environment, and adopting and incorporating findings of final negative declaration. (Dept. of City Planning)

(COMPANION TO FOLLOWING ITEM)

ACTION:

6. File 110-86-3. [Clement Street Financial Institutions Moratorium] Ordinance prohibiting the approval of permits for the establishment of financial institutions on those blocks on Clement Street between Arguello Boulevard and Funston Avenue for a period of 12 months; providing for definition and a severability clause. (Walker)

ACTION:

7. File 115-86-11. [Child Care Plans and Brokerage Services]
Ordinance amending Planning Code by amending Sec. 165 to add the requirement of child care brokerage services for office development projects in the C-3 districts where the gross square feet of new, converted, or added office space equals more than 10,000 square feet but less than 50,000 square feet. (Kennedy)

(Contid from 11/18/86)

ACTION:

8. File 115-86-12. [Office Affordable Child Care Program]
Ordinance amending Planning Code Sec. 314 to make this section applicable to office development projects both in the C-3 districts and outside the C-3 districts, and to office development projects proposing the net addition of 10,000 or more gross square feet of office space rather than 50,000 or more gross square feet, and by repealing Sec. 315 which is applicable only to the C-3 districts. (Kennedy)

(Cont'd from 11/18/86)

#### THE FOLLOWING ITEMS ARE TO BE HEARD AT 4:00 P.M

21. File 115-87-4.1. [Negative Declaration - 86.615ETZ] Resolution adopting Final Negative Declaration, finding and determining that Neighborhood Commercial rezoning, including amendments to the Zoning Map and City Planning Code text, with a sunset clause terminating the provisions nine months after the effective date, for various properties from various zoning districts to various NC (Neighborhood Commercial) districts, as approved by City Planning Commission Resolution No. 10914, will have no significant effect on the environment, and adopting and incorporating the findings of the Final Negative Declaration. (Silver) (COMPANION TO THE FOLLOWING FILE)

ACTION:

22. File 115-87-4. [Neighborhood Commercial Districts] Ordinance amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending the zoning map of the City and County of San Francisco to establish the boundaries of Neighborhood Commercial General and Individual Area Districts, one Special Use District, six Neighborhood Commercial Restricted Use Sub-Districts, and the 65-A-1 Height and Bulk District; to reclassify all properties located in the C-1 and RC-1 Districts and certain properties located in the RH-1, RH-2, RH-3, RM-1, RM-2, RC-2, RC-3, RC-4, C-2, and C-M Districts to either a Neighborhood Commercial General or Individual Area District, or to an RH-1, RH-2, RH-3, RM-1, RM-2, or RM-3 District; and to reclassify Height and Bulk Districts in the Hayes-Gough area and west of Twin Peaks area; to amend the boundaries of the Automotive Special Use District, the Washington-Broadway Special Use District No. 1, the Northern Waterfront Special Use District No. 2, and the Special Districts for Sign Illumination, and to delete the Union Street Neighborhood Commercial Special Use District, and the Hayes-Gough Special Use District; by amending Sections 102, 102.4, 124, 125, 134, 135, 136, 140, 141, 142, 143, 151, 156, 161, 180, 181, 182, 184, 185, 186, 187, 201, 202, 204.1, 204.4, 204.5, 208, 210, 234, 234.1, 234.2, 236, 303, 304, 304.5, 306.2, 306.3, 306.4, 307, 308, 308.1, 310, 350, 351, 602.1, 602.9, 602.18, 602.22, 603, 604, 606, 607, 608, 608.1 and 608.11; by repealing Sections 242, 242.1, 245 and 312, by adding Sections 121.1, 121.2, 136.1, 145.1, 145.2, 178, 179, 186.1, 207.4, 253.1, 316, 316.1, 316.2, 316.3, 316.4, 316.5, 316.6, 316.7, 316.8, 602.21, 602.23, 607.1 and 609.13; and by adding Article 7 encompassing Sections 701 through 799.1: provide for regulation of building standards and uses in Neighborhood Commercial Districts, including certain new controls and use categories, to impose new requirements for Conditional Use authorization, to provide for additional or modified Conditional Use Review criteria, to establish new procedures for review of Conditional Uses in such districts, and to establish new compliance regulations, and to provide for a sunset clause terminating the provisions of this ordinance nine months after the effective date of this ordinance, and providing for a severability clause. (Silver)

15. File 402-85. Hearing to consider the status of the Mission Bay Project. (Molinari)
(Cont'd from 8/19/86)

ACTION:

16. File 115-86-7. Hearing to consider establishing a North Beach Planning District. (Silver, Walker) (Cont'd from 3/18/86)

ACTION:

17. File 109-86-6. Hearing to consider enacting legislation which would prohibit subleasing a rent controlled unit at a higher rental than allowed under rent control. (Silver)

ACTION:

18. File 115-86-37. Hearing to consider enacting legislation which would permit the extension of landmark status and protection to the interior of buildings and structures. (Silver)

ACTION:

19. File 476-86. Hearing to consider causes for delay in issuance of building permits, adequacy of space allotted to Bureau of Building Inspection permit bureau office and adequacy of computer for processing permits. (Hongisto)

(Cont'd from 12/16/86)

ACTION:

20. File 405-86-1. Hearing to consider the status of the Civic Center building plan outlined in Resolution 938-86. (Kopp) (Cont'd from 11/22/86)



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